

MINUTES FOR BOARD OF ALDERMEN MEETING

July 12, 2022

6:00 PM

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

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

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

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

Approval of Agenda:

The Town Manager added an addition to the agenda concerning adding a daytime work session in August and Alderman Milton added the subject of affordable housing. Alderman Withers motioned to set the agenda with the addition's, seconded by Alderman Milton, and carried unanimously.

Approval of Minutes:

Alderman Cearley motioned to approve the minutes from the June 14th regular Board of Aldermen Meeting. Alderwoman Morrow seconded this motion and it was carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

Mike Fields of 1333 Philadelphia Church Road thanked the Town departments for their hard work at the Fourth of July celebration. Mr. Fields also mentioned some of the recent achievements of Mr. Dewayne Ross and Mr. John Bailey.

Curtis Wilson of 438 S. Gaston Street prayed over the Board of Alderman meeting and congratulated the town employees on the Fourth of July celebration.

Robert Neunzig of 813 Robinson-Clemmer Road commented on the possible crime that could come along with bringing affordable housing to the Dallas area.

Consent Agenda:

Item 5A Budget Amendment for Sale of Town Property-Ollie Way

At the May 10th, 2022 Board of Aldermen Meeting, the Board unanimously approved the sale of 0.2749 acres of Town-owned property located at 3601 Dallas High Shoals highway to Charlotte

Land Group LLC for \$5,000. The approval to accept came after the offer had been advertised in compliance with N.C.G.S §160A-129 for upset bids. Attached is a budget amendment accepting and appropriating funds from the sale of the property (Exhibit 5A-1).

Item 5B Donation of Brightfield Electric Car Charging Station Equipment

The charging station located in the parking lot behind Town Hall at 210 N. Holland St. has been inoperable for several years. The owner, BrightField Transportation Solutions, has offered to donate the equipment to the Town. The offer to donate includes all equipment associated with the charging station. Although there will be no cost to the Town, a Bill of Sale is attached and must be approved in order to proceed with the donation. Accepting the donation will allow the Town to work toward replacing the charging station with a workable solution (Exhibit 5B-1).

Both items on the Consent Agenda were approved with a motion made by Alderman Milton and seconded by Alderman Cearley, and carried unanimously.

Public Hearings:

Item 6A Text Amendment- Residential Developments Entrance Requirements

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

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 following text amendment has been drafted and proposed by Staff to 153.013.8, *Street access, easements, monuments, property lines*. The text amendment was unanimously recommended for approval by the Planning Board at the March 17, 2022 meeting, noting that the text amendment is consistent with the 2003 Land Use Plan in order to regulate and promote safety, as well as better connectivity throughout the Town; therefore, the amendment is deemed reasonable and in the public's best interest. This public hearing has been advertised as required by North Carolina General Statute **§160D-601, Procedure for adopting, amending, or repealing development regulations**. Published notice was provided in the Gaston Gazette on June 29th and July 6th. Sample Statements of Plan Consistency, as required by North Carolina General Statute **§160D-605**, have been provided in agenda material by Staff (Exhibit 6A, 1-3).

The Development Services Director, Nolan Groce, gave a presentation and answered questions from Mike Fields concerning if the amendment applies to state highways.

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

Alderman Cearley made a motion to approve the amendment with the Consistency Statement in favor of the adoption, seconded by Alderwoman Morrow and carried unanimously.

Item 6B Text Amendment- BC-1 Zoning District

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

The BC-1 Zoning District was established with the intention of regulating shopping centers within the Town's zoning jurisdiction. Since Shopping Centers house a variety of uses, the table of permitted uses reflects the range of uses permitted in the zoning district. The regulations in section 153.031 have specific restrictions on percentage of coverage, setbacks from street rights of way, and analyses with the intent of successfully regulating shopping center developments. However, in the instance that a property in this district is developed for a single permitted use, the regulations are overly restrictive and keep individual businesses from blending uniformly with the surrounding area. Therefore, the following proposed text amendment was drafted to allow for uniform development in the Town. The text amendment was unanimously recommended by the Planning Board at the May 19, 2022 meeting, noting that the text amendment is consistent with the 2003 Land Use Plan, allowing consistent regulation in the BC-1 district, while promoting overall safety and aesthetic standards, therefore being reasonable and in the public's best interest. This public hearing has been advertised as required by North Carolina General Statute **§160D-601, Procedure for adopting, amending, or repealing development regulations**. Published notice was provided in the Gaston Gazette on June 29th and July 6th. Sample Statements of Plan Consistency, as required by North Carolina General Statute **§160D-605**, have been provided in the agenda material by Staff (Exhibit 6B, 1-8).

A presentation was given by the Town's Development Services Director, Nolan Groce, and he addressed all questions by the Board.

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

Alderman Milton made a motion to approve the amendment with the Consistency Statement in favor of the adoption, seconded by Alderman Cearley and carried unanimously.

Old Business:

There was no old business at this time.

New Business:

Item 8A CERRI Plan Adoption

In November 2021, the Town began a Community Economic Recovery and Resiliency Initiative (CERRI) with the NC Main Street & Rural Planning Center, a division of the NC Department of Commerce. A local workgroup was formed comprised of elected officials, Town staff, business owners, citizens, and county stakeholders. Workgroup meetings were held monthly through March 2022. Mr. Jeff Emory, Community Economic Development Planner Southwest Prosperity Zone NC Department of Commerce, facilitated the project and meetings. Mr. Emory presented the final report and plan at the May 24th Board of Aldermen Work Session for review by the

Board. Attached is a copy of the final report and plan. The plan is now presented for final approval (Exhibit 8A, 1-25).

The Town Manager gave a presentation. She and the Community Economic Development Planner, Jeff Emory, answered questions concerning the adoption, from the Board.

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

Item 8B Leonard Greene Apartment Bonds

Leonard Greene is a new construction family apartment development to be located at approximately 119 Evans Lake Road in Dallas. The project will be co-developed by The Woda Group, Inc. and Woda Cooper Development, Inc. The development will contain three 3-story buildings with a total of 120 units. There are projected to be 36 1-bedroom units, 72 2-bedroom units, and 12 3-bedroom units. Project design includes a number of handicap accessible units, as well as units specifically equipped for sight/hearing impaired occupants. There will also be a community building with a management/leasing office, multipurpose space, laundry facility, and fitness room. Exterior amenities will include a playground, covered picnic area with tables and grills, and additional benches located throughout the development. The Gastonia Housing Authority has tentatively agreed to issue its multifamily housing revenue bonds in an amount not to exceed \$14,500,000 to assist in financing the project. The Town of Dallas must approve the issuance of these bonds by the Authority in order for the bonds to be utilized. Approval of the issuance of the bonds does not obligate the Town of Dallas financially to the project, only signifies the Town's approval of the project within the Town limits. Attached is documentation outlining the project, as well as a Resolution approving the project and the financing (Exhibit 8B, 1-7).

A representative from Mullen Holland & Cooper Attorneys at Law, Nancy Paskell, and Dennis Blackburn, with The Woda Group, Inc., were both in attendance to answer any questions from the Board.

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

Item 8C Re-Appointment of John O'Daly, Jr. to the Planning Board

Planning Board and Board of Adjustment member, John O'Daly, Jr.'s term has expired. Mr. O'Daly has expressed interest in continuing to serve in this role for the Town of Dallas. He has requested to be re-appointed to the Planning Board and Board of Adjustment for another three-year term. Mr. O'Daly has been an engaged member of both boards throughout his previous three-year tenure. Development Services Director Nolan Groce is recommending that Mr. O'Daly be re-appointed to the Planning Board and Board of Adjustment.

Alderman Cearley made a motion to approve the re-appointment of John O'Daly, Jr. to the Planning Board and Board of Adjustment for another 3-year term, seconded by Alderwoman Morrow and carried unanimously.

Item 8D Special Event Application-Dallas Minister's Association

The Dallas Minister's Association has submitted a Special Events Application to hold a Back-to-School Worship & Clothing Drive in conjunction with the Dallas Police Department's Back-to-School event on August 8, 2022. The event would run from 5:30 pm to 6:30 pm at Cloninger Park. Area churches will be distributing clothing for back to school and will hold a Community Worship service, all of which will be open to the general public. There are no road closures being requested. They are requesting two trash cans and use of electrical power for amplified sound. This group was approved for a Community Worship event in May that could not be held due to weather. They are requesting that the event fee paid for the previous event be transferred to this event due to not holding the previously scheduled event (Exhibit 8D, 1-5).

Alderman Cearley made a motion to approve the event and the transfer of fees, seconded by Alderwoman Morrow and carried unanimously.

Item 8E Adding Additional Work Session in August

The Town Manager requested that a second Work Session be scheduled for August during the day to discuss several up-coming projects.

The Board agreed to schedule the meeting for Tuesday, August 2nd at 10:30 a.m.

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

Item 8F Bringing Affordable Housing to Dallas

Alderman Milton expressed his concerns to the Board about the need for affordable housing in the Town of Dallas. The Board agreed there is a need for this type of housing in this area as the cost of living and housing is continuing to rise.

Manager's Report:

The Town Manager reminded the Board of the up-coming events for the National Night Out on Tuesday August 2nd at 5:30 p.m. at Cloninger Park and the Tools for Schools Event held on Monday August 8th at 5:30 p.m. at the gym. She also reminded the Board of the Affordable Housing Seminar through the School of Government held in Marion, NC on Friday, August 26th.

Alderwoman Morrow made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (7:07).

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

Town of Dallas
Budget Amendment

Date: July 12, 2022

Action: Economic Development

Purpose: To Accept and Appropriate Funds from the Sale of 3601 Dallas High Shoals Hwy.

Number: ED-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
33	3460	0000	Proceeds From Sale	\$0	\$5,000	\$5,000
33	8500	7500	Construction	\$295,900	\$300,900	\$5,000

Approval Signature
(Town Manager)

NORTH CAROLINA

BILL OF SALE

GASTON COUNTY

This Bill of Sale, made this 12th day of July, 2022, by Riding Partners, Inc., d/b/a BrightFieldTS, party of the first part, to the Town of Dallas, its successors and assigns, party of the second part;

WITNESSETH:

That the said party of the first part, for valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, has bargained and sold by these presents do bargain, sell and convey onto the said party of the second part, its successors and assigns, one (1) Signet Systems, Inc. 50kW DC Fast Charger (Model No. FC50K-CC-S-208V), both with accompanying cords and associated equipment, and being the electric vehicle charging station located adjacent to 210 N. Holland Street in Dallas, North Carolina 28034.

It shall be the responsibility of the party of the second part to maintain ownership and control of the said charging station henceforth.

That the party of the second part hereby covenants and agrees to hold harmless and indemnify the party of the first part from any and all claims and/or liabilities after the effective date of this Agreement now and forever arising from this day forth at its current location. Party of the first part is selling the property "as is" and is making no warranty or representation as to the condition of the property.

IN TESTIMONY WHEREOF, the party of the first part, with authority duly given, hereby conveys the charging station to the party of the second part this the 12th day of July, 2022.

**PARTY OF THE FIRST PART:
RIDING PARTNERS, INC.
d/b/a BrightfieldTS**

By: _____

Name: _____

Title: _____

**PARTY OF THE SECOND PART:
TOWN OF DALLAS**

By: _____
Maria Stroupe, Town Manager

153.013 Development Standards

(8) *Street access, easements, monuments, property lines.* Proposed street access, easements, monuments, and property lines, as required by this Code, shall be included as part of the site plan(s).

(A) *Multiple Accesses.* For all new development and redevelopment the following guidelines shall apply to regulate appropriate ingress and egress to promote public safety.

(1) *Residential Development.* For all proposed residential development, the following guidelines shall apply:

(a) Required access for residential development, including single family and multifamily, shall have at a minimum:

(i) 0-100 dwelling units require one access road into the development

(ii) 101-250 dwelling units require two access roads into the development

(iii) 251 or more dwelling units require three access roads into the development

(b) All means of ingress and egress for residential developments shall adhere to the development standards in Section 153.013

(2) *Remoteness.* For any development where two or more access points are required, the minimum distance between the first two entrances shall be placed a distance apart equal to one-half the maximum diagonal dimension of the property or area served, measured in a straight line. If a third access is required, it shall be placed no less than 400 feet from another entrance measured from the center line of the right of way.

Statement of Consistency and Reasonableness FOR Text Amendment Adoption

The proposed text amendment to section 153.013.8 to regulate required access roads for residential development is consistent with the Town's adopted 2030 Comprehensive Land Use Plan's goal to allow for efficient, safe movement of personal vehicles and trucks. The proposed text amendment is therefore deemed reasonable and in the public's best interest in ordered to uniformly regulate development within the Town.

Statement of Consistency and Reasonableness AGAINST Text Amendment adoption

The proposed text amendment to section 153.013.8 to regulate required access roads for residential development is inconsistent with the Town's adopted 2030 Comprehensive Land Use Plan's goal to allow for efficient, safe movement of personal vehicles and trucks. The proposed text amendment is therefore deemed unreasonable and not in the public's best interest in ordered to uniformly regulate development within the Town.

Public Notices

NOTICE TO CREDITORS AND DEBTORS OF JAMES H. DAMERON, JR. AKA JAMES HENRY DAMERON JR. (22-E-818)

All persons, firms and corporations having claims against James H. Dameron, Jr. aka James Henry Dameron Jr., deceased, are notified to exhibit them to Harriet Jayne Dameron, Executrix of the Estate, on or before 06/16/2022, or be barred from their recovery. Debtors of Decedent are asked to make immediate payment to the below-named Executrix. Dated Jun 8, 2022. Harriet Jayne Dameron c/o Rush A. Simmons Attorney for Estate Heritage Law 1385 E. Garrison Blvd. Gastonia, NC 28054 June 8, 13, 22, 29, 2022 #737319

North Carolina Gaston County Notice of Administrator CTA

The undersigned, having qualified Administrator CTA of Henry Ronald Willis, deceased, late of Gaston County, hereby notifies all persons having claims against said Estate to present them to the undersigned on or before the 30th day of September, 2022, or this notice will be pleaded in bar of their recovery. All persons indebted to the said Estate will please make immediate payment to the undersigned. This is the 13th day of June, 2022.

Curtis Hamrick, Administrator CTA for Estate of Henry Ronald Willis c/o Curtis Hamrick 605 Plum Rd Kannapolis NC 28081 #22E360 6/13, 6/22, 6/29, 7/6/22 7416707

LEGAL NOTICE OF PUBLIC HEARING NORTH CAROLINA GASTON COUNTY CITY OF BESSEMER CITY CITY COUNCIL

Notice is hereby given that Bessemer city council will hold a public hearing Monday, July 11, 2022 at 7:00 pm in the council chambers of city hall, 132 W. Virginia Avenue, Bessemer City, NC 28016.

Council will consider a voluntary contiguous annexation request from property owners to annex (Gaston county parcel numbers 220082, 151795, and a portion of parcel number 305337). The property consisting of 95.35 acres is situated in Gaston county and the North Carolina Crowders Mountain Township and is referenced in deed book 98 and page 107 respectively. Oral and written comments will be received from all interested citizens of that time. All interested or affected parties are invited to attend and present any evidence or testimony in favor or opposed to the matter set above. June 29, July 6, 2022 7467858

All interested or affected parties are invited to attend and present any evidence or testimony in favor or opposed to the matter set above. June 29, July 6, 2022 7467858

HERSHEY'S MINTS... (Small advertisement)

Public Notices

LEGAL NOTICE OF PUBLIC HEARING NORTH CAROLINA GASTON COUNTY CITY OF BESSEMER CITY CITY COUNCIL

Notice is hereby given that the Bessemer City Council will meet on Monday, July 11, 2022 at 7:00 p.m. in the Council Chambers of Bessemer City Hall 132 W. Virginia Ave. to hold a Public Hearing to consider the following: Application RZ 01-2022 from Development Solutions Group LLC. 11121 Carmel Commons Blvd, Suite 4380, Charlotte, NC 28226 Zoning Map Amendment. Application is to rezone Tax Parcel #203266 from Urban Residential-Conventional District. All interested or affected parties are invited to attend and present any evidence or testimony in favor or opposed to the matter set above. June 29, July 5, 2022 7467731

LEGAL NOTICE OF PUBLIC HEARING NORTH CAROLINA GASTON COUNTY CITY OF BESSEMER CITY CITY COUNCIL

Notice is hereby given that the Bessemer City Council will meet on Monday, July 11, 2022 at 7:00 p.m. in the Council Chambers of Bessemer City Hall 132 W. Virginia Ave. to hold a Public Hearing to consider the following: Application to amend text in Section 90: ANIMALS, Section 150: BUILDING AND MINIMUM HOUSING REGULATIONS, and introduce two new chapters of regulations on CAMPING and MOBILE FOOD VENDORS of the City of Bessemer City Code of Ordinances. All interested or affected parties are invited to attend and present any evidence or testimony in favor or opposed to the matter set above. June 27, July 5, 2022 7467765

Notice To Creditors

NOTICE TO CREDITORS AND DEBTORS OF MARY MCEWEN SKIDMORE AKA MARY MCEWEN BLACKLOCK AKA MARY LEGRAND SKIDMORE (22 E 920)

All persons, firms and corporations having claims against Mary McEwen Skidmore aka Mary McEwen Blacklock aka Mary LeGrand Skidmore, deceased, are notified to exhibit them to Marilyn Blacklock, Administratrix of the Estate, on or before 07/20/2022, or be barred from their recovery. Debtors of Decedent are asked to make immediate payment to the below-named Administratrix. Dated Jun 22, 2022. Marilyn Blacklock c/o Rush A. Simmons Attorney for Estate Heritage Law 1385 E. Garrison Blvd. Gastonia, NC 28054 June 22, 29, July 6, 13, 2022 748972#

Public Notices

LEGAL NOTICE OF PUBLIC HEARING NORTH CAROLINA GASTON COUNTY CITY OF BESSEMER CITY BOARD OF ADJUSTMENT

Notice is hereby given that the Bessemer City Board of Adjustment will meet on Tuesday, July 5th at 6:00 p.m. in the Council Chambers of Bessemer City Hall 132 W. Virginia Ave. to hold a Public Hearing to consider the following: Variance request presented by Thomas McGill, 636 N. Graham St #E 314, Charlotte, NC 28202 in subdivided vacant lot located at 20 S. Mickley Ave. Bessemer City, NC 28056 Tax Parcel ID# 171219 into two lots. All interested or affected parties are invited to attend and present any evidence or testimony in favor or opposed to the matter set above. June 29, July 6, 2022 7467808

NOTICE OF PUBLIC HEARINGS PURSUANT TO NORTH CAROLINA GENERAL STATUTE 15B-7.1

The City Council of Bessemer City intends, subject to public comment at the public hearing for which notice is hereby given, pursuant to North Carolina General Statute 15B-7.1 to approve economic development incentives for Project Trim and Edgewood Industrial Phase 1 LP. The actual qualifying Local Investment Grant to be provided will be determined by the actual value of the net new taxable investment as determined by the Gaston County Tax Assessor. The Gaston County Tax Assessor will determine the final value for all net new taxable investment in real estate and machinery & equipment.

The City Council of Bessemer City will hold a public hearing on the City's proposed incentive agreements at 7:00 PM of City Hall, 132 West Virginia Avenue, Bessemer City, NC 28016 on Monday, July 11, 2022 at which time any person may be heard regarding the project. The City Council invites all interested persons to attend and present their views. Any person wishing to comment in writing prior to the public hearing on the proposed conveyance, may do so by forwarding comments to the City Clerk, Hyolea Hayes, at hayes@bessemercity.com, 132 West Virginia Avenue, Bessemer City, NC 28016. 6/29 7468374

PHOTOS are worth a thousand words included in your ad (Advertisement for photos)

Public Notices

Notice of Public Hearings Town of Dallas, NC

A public hearing will be held before the Board of Aldermen of the Town of Dallas on Tuesday, July 13, 2022 at 6:00 p.m. in the Community Room of the Dallas Fire Department, 209 West Main Street, Dallas, NC to consider the following topics: Text Amendment The Town of Dallas is considering a text amendment to add the following language to Chapter 153.031.A of the Town Ordinance: (1) Within the B-C-1 zone as shown on the zoning map of the Town of Dallas, where a permitted use, aside from a shopping center is proposed, the development standards of the B-2, Highway Business, Zoning District shall apply. The intent of the amendment is to clarify setback regulations of shopping centers from single use developments. Petition was submitted and drafted by Town Staff. Text Amendment The Town of Dallas is considering a text amendment to add the following language to Chapter 153 of the Town Ordinance: 153.013.D.8 (A) Multiple Accesses. For all new development and redevelopment the following guidelines shall apply to regulate appropriate ingress and egress to promote public safety. (1) Residential Development. For all proposed residential development, the following guidelines shall apply: (a) Required access for residential development, including single family and multi-family, shall have a minimum: (i) 6-100 dwelling units require one access road into the development (ii) 101-250 dwelling units require two access roads into the development (iii) 251 or more dwelling units require three access roads into the development (b) All means of ingress and egress for residential developments shall adhere to the development standards in Section 153.013 (2) Remoteless. For any development where two or more access points are required, the minimum distance between the first two entrances shall be placed a distance apart equal to one-half the maximum diagonal dimension of the property or area served, measured in a straight line. If a third access is required, it shall be placed no less than 400 feet from another entrance measured from the center line of the right of way. The intent of the amendment is to clarify minimum development requirements for proposed residential projects. Petition was submitted and drafted by Town Staff. 6/29, 7/6 7471325

NOTICE OF PUBLIC HEARING MOUNT HOLLY CITY COUNCIL & PLANNING COMMISSION

The City of Mount Holly City Council will hold two, separate public hearings on Monday, July 11, 2022 at 7:00 PM at the Municipal Complex, located at 400 East Central Avenue, in the first-floor City Council Chambers. The first public hearing will be to consider an application, submitted by Dust Stop Filtration, LLC, for rezoning a 7-acre tract of land, located at 1214 W. Catawba Avenue, Parcel ID # 182562, from I-1 Light Industrial (Gaston County) to L-1 Light Industrial (City of Mount Holly). In the second public hearing, City Council will consider an application, submitted by CATARRHYNE, LLC, for rezoning a 4.74-acre tract of land, located at 1212 W. Catawba Avenue, Parcel ID # 221728, and an adjacent 0.31-acre tract of land, Parcel ID # 302676, from I-1 Light Industrial (Gaston County) & OLC Office Light Commercial (Gaston County) to L-1 Light Industrial (City of Mount Holly), respectively. In addition, the Mount Holly Planning Commission will hold two, separate public hearings at their meeting on Tuesday, July 5, 2022 at 6:30 PM to review, consider, and provide recommendations to the City Council, regarding the above-mentioned rezoning applications. The Planning Commission meeting will be held at the Municipal Complex, located at 400 East Central Avenue, in the first-floor City Council Chambers. All interested parties are encouraged to attend the public hearings, where an opportunity to speak on these matters will be given. For more information, please call the Planning Department at 704-651-3044. 6/29, 7/5 7466917

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Public Notices

NOTICE OF PUBLIC HEARINGS BEFORE THE MOUNT HOLLY CITY COUNCIL & PLANNING COMMISSION

The City of Mount Holly City Council will hold two, separate public hearings on Monday, July 11, 2022 at 7:00 PM at the Municipal Complex, located at 400 East Central Avenue, in the first-floor City Council Chambers. The first public hearing will be to consider an application, submitted by Dust Stop Filtration, LLC, for rezoning a 7-acre tract of land, located at 1214 W. Catawba Avenue, Parcel ID # 182562, from I-1 Light Industrial (Gaston County) to L-1 Light Industrial (City of Mount Holly). In the second public hearing, City Council will consider an application, submitted by CATARRHYNE, LLC, for rezoning a 4.74-acre tract of land, located at 1212 W. Catawba Avenue, Parcel ID # 221728, and an adjacent 0.31-acre tract of land, Parcel ID # 302676, from I-1 Light Industrial (Gaston County) & OLC Office Light Commercial (Gaston County) to L-1 Light Industrial (City of Mount Holly), respectively. In addition, the Mount Holly Planning Commission will hold two, separate public hearings at their meeting on Tuesday, July 5, 2022 at 6:30 PM to review, consider, and provide recommendations to the City Council, regarding the above-mentioned rezoning applications. The Planning Commission meeting will be held at the Municipal Complex, located at 400 East Central Avenue, in the first-floor City Council Chambers. All interested parties are encouraged to attend the public hearings, where an opportunity to speak on these matters will be given. For more information, please call the Planning Department at 704-651-3044. 6/29, 7/5 7466917

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FAIR HOUSING COMPLAINT PROCEDURE

Housing discrimination is prohibited by Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) and the North Carolina Fair Housing Act. It is the policy of the CITY OF LOWELL to implement the CDBG program to ensure equal opportunity in housing for all persons regardless of religion, race, color, national origin, age, sex, familial status, marital status, or handicapped/disability. In an effort to promote fair housing and that the rights of housing discrimination victims are protected the CITY OF LOWELL has adopted the following procedures for receiving housing discrimination complaints: 1. Any person or persons wishing to file a complaint of housing discrimination in the CITY may do so by informing the CITY MANAGER / CITY CLERK, CITY OF LOWELL, 101 WEST FIRST STREET, LOWELL, NC 28078, PHONE NUMBER 704-824-3518, TDD# (711) of the facts and circumstance of the alleged discriminatory acts or practice. 2. Upon receiving a housing discrimination complaint, the CITY MANAGER / CITY CLERK shall acknowledge the complaint within 10 days in writing and inform the North Carolina DEPARTMENT OF ENVIRONMENTAL QUALITY (NC DEQ), Division of Water Infrastructure (DWI), NORTH CAROLINA RURAL ECONOMIC DEVELOPMENT DIVISION and the North Carolina Human Relations Commission (NCHRC) about the complaint. 3. The CITY MANAGER / CITY CLERK shall offer assistance to the Commission in the investigation and reconciliation of all housing discrimination complaints which are based on events occurring in the CITY. 4. The CITY MANAGER / CITY CLERK shall publish in the local newspaper, with the TDD#, who is the local agency to contact with housing discrimination complaints. This information is available in Spanish or any other language upon request. Please contact City Clerk Cheryl Ramsey at (704-824-3518) or at (101 West First Street, Lowell, NC 28078) for accommodations for this request. Esta informacion está disponible en español a su cualquier otro idioma bajo petición. Por favor, póngase en contacto con (City Clerk Cheryl Ramsey) at (704-824-3518) o en (101 West First Street, Lowell, NC 28078) de alojamiento para esta solicitud.

Discrimination Complaints

Visit the NC Human Relations Commission to file a discrimination complaint. NC Office of Administrative Hearings Civil Rights Division https://www.oah.nc.gov/civil-rights-division/housing-discrimination https://www.oah.nc.gov/documents/housing-discrimination-complaint-form Visit HUD's website to file a discrimination complaint https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint Visit the US Department of Justice Civil Rights Division to file a discrimination complaint https://www.justice.gov/civil/how-to-file-complaint The NC Fair Housing Project of Legal Aid of North Carolina is funded by a HUD Fair Housing Initiatives Program (FHIP) grant. The Fair Housing Project of NC is available to provide information concerning a person's rights under the Federal Fair Housing Act. When necessary, staff can also assist victims of housing discrimination in filing a complaint with HUD or other appropriate administrative or judicial bodies. For more information, or if you believe you have been a victim of housing discrimination, call the FHIP's toll-free number: 1-855-397-FAIR (1-855-397-3347). https://www.legalaidnc.org/ Jun. 29, 2022 4743373#

153.031 BC-1 ZONE: SHOPPING CENTER.

Within the BC-1 zones as shown on the zoning map of the town, incorporated by reference in § 153.021, the following regulations shall apply.

(A) *Permitted uses.* Refer to the Permitted Uses Chart (Appendix C).

(1) Within the BC-1 zone as shown on the zoning map of the Town of Dallas, where a permitted use, aside from a shopping center is proposed, the development standards of the B-2, Highway Business, Zoning District shall apply.

(B) *Required screening areas building coverage and yards.*

(1) A screen containing a mixture of deciduous and evergreen trees spaced in a staggered triangular pattern not more than ten feet apart and containing not less than two rows of dense plant materials shall be planted in a 15-foot buffer strip along such rear or side lines, either or both. The same shall be planted at an initial height of at least three feet and shall be of such variety that an average height of six feet can be expected by normal growth within four years from the time of initial planting. No plant material which would be a host to insects, would affect the plants on adjoining property, or would spread disease, can be used; and all plant materials must be nursery grown and conform to the guidelines as published by the American Association of Nurserymen in their 1959 edition. All plant materials shall be planted at least three feet from the side or rear lot line of adjoining property and shall be planted in the required buffer strip prior to the issuance of a certificate of occupancy by the Inspections Superintendent.

(2) Not more than 30% of the zoned area shall be covered by buildings.

(3) No building shall be closer than 20 feet to any exterior lot line or closer than 100 feet to any street right-of-way in a BC-1 Shopping Center zone.

(4) The tract of land upon which the proposed shopping center is to be erected must contain at least five acres.

(5) A BC-1 Shopping Center zone shall abut an existing or a proposed major thoroughfare for minimum distance of 400 feet and shall have a minimum average depth of 550 feet.

(C) *Height.* Not to exceed 40 feet.

(D) *Off-street parking.* Off-street parking shall be provided for all uses as required by § 153.042.

(E) *Off-street loading and unloading.* Off-street loading and unloading space shall be provided by all uses as required by § 153.044.

(F) *Signs.* For the purpose of advertising and use permitted in this zone the regulations of §§ 153.080 through 153.087 shall apply.

(G) *Data to be submitted with petition.* The applicant for this classification shall present to the town Planning Board the following items for consideration at the time the petition for rezoning is filed.

(1) A valid market analysis indicating the economic feasibility of the proposed development by outlining:

- (a) The trade area of the proposed shopping center;
- (b) An estimate of the trade area population, present and future;
- (c) An estimate of the effective buying power of the trade area, both existing and proposed;
- (d) An estimate of the net potential customer buying power for stores in the proposed development;
- (e) An estimate of the amount of retail sales floor space in square feet currently lacking in the trade area.

(2) A statement indicating readiness to proceed with the proposed development by filing with the Zoning Officer an agreement signed by the owner or owners of the proposed development that actual construction shall begin within one year from the date final plans for the shopping center are approved and shall be prosecuted to completion within a reasonable period of time thereafter. In the event the town Planning Board and the Board of Aldermen find that the intent of this paragraph has been met or construction has not commenced within said one-year period, proceedings may be instituted for rezoning the area to its original classification. It is not the intent of this section, however, to prohibit a reasonable extension of the one-year limit by the Board of Aldermen.

(3) The preliminary site plan and the preliminary construction plan of the proposed development.

(H) *Preliminary plan.*

(1) The preliminary site plan shall be prepared on a 30 inches by 42 inches sheet of reproducible material using the largest scale possible and shall contain:

- (a) Dimensions of the property and adjacent lots and streets;
- (b) Location and proposed use of all buildings with dimensions and approximate ground floor area thereof;
- (c) Topography of existing ground and paved areas and elevation of street alleys, utilities sanitary and storm sewers, buildings and structure;
- (d) Plans for collecting and disposing of storm water and treatment of natural and artificial water courses;
- (e) General indication of proposed grading, surface drainage, terraces retaining wall heights, grades on paved areas and ground floor elevations shown by contours or spot elevations;
- (f) Parking areas with all spaces shown and dimensions thereof;
- (g) Service area, truck loading facilities, service drives and dimensions thereof;

- (h) Pedestrian walks or walkways with dimensions thereof;
- (i) Drives and access to parking spaces with dimensions thereof;
- (j) Curb cuts and points of ingress and egress and all sidewalks with dimensions thereof;
- (k) Distances between the buildings and the property lines;
- (l) Locations of plantings, walls and screening;
- (m) Name and address of the development, name and address of the developer, date and scale of the plan, and the name of the person or firm preparing the plans;
- (n) Vicinity map at a scale of one inch to 1,000 feet.

(2) The preliminary construction plan, the preliminary site plan and a detailed perspective drawing of the shopping center representing the general appearance of the buildings and grounds from the major thoroughfare must be prepared by a person authorized by law to prepare the same.

(3) Recommendations and suggestions concerning the preliminary plans for the proposed shopping center by the town Planning Board shall be upon the findings that the plans for the development are such that traffic hazards and congestion will not be created within the development and upon the public streets at the point of ingress and egress to the development and that the plans of a shopping center. Dedication of additional right-of-way for public street purposes may be required to resolve potential traffic hazards and congestion. The lack of minimum yard dimensions does not imply the lack of need for such minimum dimensions. The absence of minimum yard dimensions is to provide for flexibility and imagination in design of the development. The purpose of a preliminary site plan, preliminary construction plan and perspective drawing of the shopping center is to enable the town Planning Board to review the same in order that it may recommend and approve said plans prior to presentation of the written recommendation and report to the Board of Aldermen. In each case consideration shall be given to the location of the various facilities and buildings on the premises and minimum yard dimensions.

(4) The Board of Aldermen may refuse to approve a preliminary site plan or a preliminary construction plan on the grounds that either fails to provide unity of development with other business uses in the same zone, or that either fails to adequately protect residential uses in adjacent zones from the adverse effects of a business operation, or that either proposal fails to provide safe conditions for pedestrians and motorists or that either plan fails to conform with the requirements of this chapter.

(5) Preliminary plans for the entire shopping center shall be prepared; however, a section consisting of at least 33% of the total proposed area contained in the shopping center or a section of the shopping center consisting of not less than five separate buildings, each housing a separate use, may be designated for immediate development and final plans prepared for that section only.

(l) *Final plans.*

(1) A final construction plan shall be prepared and shall include the following:

(a) Detailed perspective drawing of the shopping center showing the appearance of the buildings and grounds from the major access street;

(b) Detailed final construction plans for purposes of building inspection to include elevations of every building from all sides at a scale of not less than 1/8 inch to one foot.

(2) The final site plan shall be prepared on a 30 inches by 42 inches sheet of reproducible permanent base material using the largest scale possible and shall include the following:

(a) Dimensions of the property and adjacent lots and streets;

(b) Location, ground floor area and proposed use of the buildings with all dimensions thereof;

(c) Parking area with all spaces shown and dimensions thereof;

(d) Service area, truck loading facilities, service drives and dimensions thereof;

(e) Pedestrian walks or walkways with dimensions thereof;

(f) Drives and access to parking spaces with dimensions thereof;

(g) Curb cuts and points of ingress and egress and all sidewalks with dimensions thereof;

(h) Distances between the buildings and the property lines;

(i) Location of plantings, walls and screening;

(j) Name and address of the development, names and addresses of the developers, date, scale of plan and person or firm preparing the plan.

(3) The final site plan shall show all the information required of the preliminary site plan but the information shown shall be specific, precise and accurate to usual and recognized professional standards and not general in nature.

(4) A design of the storm sewerage system shall be submitted to the Town Clerk for his approval.

(5) The final site plan and final construction plan for the proposed development or changes within the development shall be submitted by the developer to the town Planning Board for its approval. After such approval is granted, the Building Inspector shall, if other pertinent town ordinances have been complied with, issue a building permit for the construction alteration or expansion of any building within a BC-1 Shopping Center zone upon application by the developer provided:

(a) Construction of at least five separate buildings housing at least five separate units or construction of at least 33% of the total proposed area contained in the

shopping center, whichever is greater, must be commenced initially thereafter, the developer may construct on building at a time.

(b) No building shall be occupied within a BC-1 Shopping Center zone until a certificate of occupancy shall have been issued by the Building Inspector and no certificate of occupancy shall be issued unless the approved final plans have been substantially followed as to each completed building and the use of same complies with this chapter.

(c) The Inspection Superintendent may issue a certificate of occupancy for any completed structure or building even though some other structures shown in the approved final plans at the time are under construction.

(d) A certificate of occupancy shall not be issued for the buildings constructed until all drives, walks, parking spaces, screening and truck loading and unloading facilities shall have been provided and substantially improved as shown on the final plans as approved.

(6) Pursuant to the same procedure and subject to the same limitations and requirements set forth in this section, a site plan may be amended or revised, either partially or completely.

(Ord. passed 11-3-1970; Am. Ord. passed 1-11-1972; Am. Ord. passed 7-3-1972; Am. Ord. passed 2-14-1995; Am. Ord. passed 6-12-2012; Am. Ord. passed 9-10-2019)

Cross reference:

Sign regulations schedule, see Appendix D

Yard and height requirements in business and residential districts, see Appendix A and Appendix B

Statement of Consistency and Reasonableness FOR Text Amendment Adoption

The proposed text amendment to section 153.031 to clarify regulations specifically for shopping centers is consistent with the Town's adopted 2030 Comprehensive Land Use Plan's recommendation to create an environment that is conducive to small business development and to leverage existing resource to maximize economic development opportunities. The proposed text amendment is therefore deemed reasonable and, in the public's, best interest in order to uniformly regulate development in the Town.

Statement of Consistency and Reasonableness AGAINST Text Amendment adoption

The proposed text amendment to section 153.031 to clarify regulations specifically for shopping centers is inconsistent with the Town's adopted 2030 Comprehensive Land Use Plan's recommendation to create an environment that is conducive to small business development and to leverage existing resource to maximize economic development opportunities. The proposed text amendment is therefore deemed unreasonable and, not in the public's, best interest in order to uniformly regulate development in the Town.

Public Notices

NOTICE TO CREDITORS AND DEBTORS OF JAMES H. DAMERON, JR. AKA JAMES HENRY DAMERON JR. (22-6-888)

All persons, firms and corporations having claims against James H. Dameron, Jr. aka James Henry Dameron Jr., deceased, are notified to exhibit them to Harriet Jayne Dameron, Executive of the Estate, on or before 08/20/2022, or be barred from their recovery.

Harriet Jayne Dameron c/o Rush A. Simmons Attorney for Estate Heritage Law 1285 E. Garrison Blvd. Gastonia, NC 28054 June 15, 27, 29, 2022 #7373210

North Carolina Gaston County Notice of Administrator CTA

The undersigned, having qualified Administrator CTA of Henry Ronald White, deceased, late of Gaston County, hereby notifies all persons having claims against said Estate to present them to the undersigned on or before the 30th day of September, 2022, or this notice will be pleaded in bar of their recovery.

Curtis Hamrick, Administrator for Estate of Henry Ronald White c/o Curtis Hamrick 6035 Plum Rd Kannapolis NC 28081 #22E360 6/13, 6/22, 6/29, 7/6/22 7467307

LEGAL NOTICE OF PUBLIC HEARING NORTH CAROLINA GASTON COUNTY CITY OF BESSEMER CITY CITY COUNCIL

Notice is hereby given that Bessemer city council will hold a public hearing Monday, July 11, 2022 at 7:30 pm in the council chambers of city hall, 132 W. Virginia Avenue, Bessemer City, NC 28018.

Council will consider a voluntary contiguous annexation request from property owners to annex (Gaston County parcel numbers 220085, 151795, and a portion of parcel number 305507). The property consisting of 98.35 acres is situated in Gaston County and the North Carolina Crowders Mountain Township and is referenced in deed book 56 and page 107 respectively. Oral and written comments will be received from all interested citizens at that time.

All interested or affected parties are invited to attend and present any evidence or testimony in favor or opposed to the matter set above. June 29, July 6, 2022 7467858

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Public Notices

LEGAL NOTICE OF PUBLIC HEARING NORTH CAROLINA GASTON COUNTY CITY OF BESSEMER CITY CITY COUNCIL

Notice is hereby given that the Bessemer City Council will meet on Monday, July 11, 2022 at 7:30 p.m. in the Council Chambers of Bessemer City Hall 132 W. Virginia Ave. to hold a Public Hearing to consider the following:

Application RZ 01-2022 from Development Solutions Group LLC, 11121 Carmel Commons Blvd, Suite 8360, Charlotte, NC 28226 Zoning Map Amendment. Application is to rezone Tax Parcel #202366 from Urban Residential Conditional District. All interested or affected parties are invited to attend and present any evidence or testimony in favor or opposed to the matter set above. June 29, July 6, 2022 7467731

LEGAL NOTICE OF PUBLIC HEARING NORTH CAROLINA GASTON COUNTY CITY OF BESSEMER CITY CITY COUNCIL

Notice is hereby given that the Bessemer City Council will meet on Monday, July 11, 2022 at 7:30 p.m. in the Council Chambers of Bessemer City Hall 132 W. Virginia Ave. to hold a Public Hearing to consider the following:

Application to amend text in Section 83, ANIMALS, Section 150: BUILDINGS AND MINIMUM HOUSING REGULATIONS, and introduce two new chapters of regulations on CAMPING and MOBILE FOOD VENDORS of the City of Bessemer City Code of Ordinances. All interested or affected parties are invited to attend and present any evidence or testimony in favor or opposed to the matter set above. June 29, July 6, 2022 7467785

Notice To Creditors

NOTICE TO CREDITORS AND DEBTORS OF MARY MCEWEN SKIDMORE AKA MARY MCEWEN BLALOCK AKA MARY LEGRAND SKIDMORE (22-6-920)

All persons, firms and corporations having claims against Mary McEwen Skidmore aka Mary McEwen Blalock aka Mary LeGrand Skidmore, deceased, are notified to exhibit them to Marilyn Blalock, Administrator of the Estate, on or before 08/20/2022, or be barred from their recovery.

Debtors of Decedent are asked to make immediate payment to the below-named Administrator. Dated Jun 22, 2022. Marilyn Blalock c/o Rush A. Simmons Attorney for Estate Heritage Law 1285 E. Garrison Blvd. Gastonia, NC 28054 June 22, 29, July 6, 13, 2022 7429724

Public Notices

LEGAL NOTICE OF PUBLIC HEARING NORTH CAROLINA GASTON COUNTY CITY OF BESSEMER CITY BOARD OF ADJUSTMENT

Notice is hereby given that the Bessemer City Board of Adjustment will meet on Tuesday, July 5th at 8:00 a.m. in the Council Chambers of Bessemer City Hall 132 W. Virginia Ave. to hold a Public Hearing to consider the following:

Variance request presented by Thomas McGill, 826 N. Graham STE 204, Charlotte, NC 28202 to subdivide vacant lot located at 20 S. Mickley Ave. Bessemer City, NC 28016 Tax Parcel ID# 121217 into two lots. All interested or affected parties are invited to attend and present any evidence or testimony in favor or opposed to the matter set above. June 29, July 6, 2022 7467808

NOTICE OF PUBLIC HEARINGS PURSUANT TO NORTH CAROLINA GENERAL STATUTE 158-7.1

The City Council of Bessemer City intends, subject to public comment at the public hearing for which notice is hereby given, pursuant to North Carolina General Statute 158-7.1 to approve economic development incentives for Project Trim and Edgewood Industrial Phase I LP. The actual qualifying Local Investment Grant to be provided will be determined by the actual value of the net new taxable investment as determined by the Gaston County Tax Assessor. The Bessemer City Tax Assessor will determine the final value for all net new taxable investment in real estate and machinery & equipment.

The City Council of Bessemer City will hold a public hearing on the City's proposed incentive agreements at 7:00 PM at City Hall, 132 West Virginia Avenue, Bessemer City, NC 28018 on Monday, July 11, 2022 at which time any person may be heard regarding the project. The City Council invites all interested persons to attend and present their views.

Any person wishing to comment in writing, prior to the public hearing on the proposed conveyance, may do so by forwarding comments to the City Clerk, Hydiel Hayes, at hayes@bessemercity.com, 132 West Virginia Avenue, Bessemer City, NC 28018. 6/29 7466374

PHOTOS are worth a thousand words included in your ad

Public Notices

Notice of Public Hearings Town of Dallas, NC

A public hearing will be held before the Board of Aldermen of the Town of Dallas on Tuesday, July 12, 2022 at 6:00 p.m. in the Community Room of the Dallas Fire Department, 209 West Main Street, Dallas, NC to consider the following topics: Text Amendment

The Town of Dallas is considering a text amendment to add the following language to Chapter 153.031.A of the Town Ordinance: (1) Within the B-C1 zone as shown on the zoning map of the Town of Dallas, where a permitted use, aside from a shopping center is proposed, the development standards of the B-2, Highway Business, Zoning District shall apply.

The intent of the amendment is to clarify setback regulations at shopping centers from single use developments. Petition was submitted and drafted by Town Staff.

Text Amendment The Town of Dallas is considering a text amendment to add the following language to Chapter 153 of the Town Ordinance: 153.013.D.8

(A) Multiple Accesses. For all new development and redevelopment the following guidelines shall apply to regulate appropriate ingress and egress to promote public safety.

(1) Residential Development. For all proposed residential development, the following guidelines shall apply:

(a) Required access for residential development, including single family and multi-family, shall have a minimum: (i) 0-100 dwelling units require one access road into the development

(ii) 101-250 dwelling units require two access roads into the development

(iii) 251 or more dwelling units require three access roads into the development (b) All means of ingress and egress for residential developments shall adhere to the development standards in Section 153.013

(2) Retention. For any development where two or more access points are required, the minimum distance between the first two entrances shall be placed a distance apart equal to one-half the maximum diagonal dimension of the property or area served, measured in a straight line. If a third access is required, it shall be placed no less than 400 feet from another entrance measured from the center line of the right of way.

The intent of the amendment is to clarify minimum development requirements for proposed residential projects. Petition was submitted and drafted by Town Staff. 6/29, 7/6 7471385

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Public Notices

NOTICE OF PUBLIC HEARINGS BEFORE THE MOUNT HOLLY CITY COUNCIL & PLANNING COMMISSION

The City of Mount Holly City Council will hold two, separate public hearings on Monday, July 11, 2022 at 7:00 PM at the Municipal Complex, located at 400 East Central Avenue, in the first-floor City Council Chambers.

The first public hearing will be to consider an application, submitted by Dust Stoa Filtration, LLC, for rezoning a 7-acre tract of land, located at 1214 W. Colowaba Avenue, Parcel ID # 182992, from I-1 Light Industrial (Gaston County) to L-1 Light Industrial (City of Mount Holly). In the second public hearing, City Council will consider an application, submitted by CATAPHYME, LLC, for rezoning a 4.94-acre tract of land, located at 1212

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FAIR HOUSING COMPLAINT PROCEDURE

Housing discrimination is prohibited by Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) and the North Carolina Fair Housing Act. It is the policy of the CITY OF LOWELL to implement the CDBG program to ensure equal opportunity in housing for all persons regardless of religion, race, color, national origin, sex, age, marital status, marital status, or handicap/disability. In an effort to promote fair housing and protect the CITY OF LOWELL, has adopted the following procedures for receiving housing discrimination complaints:

- 1. Any person or persons wishing to file a complaint of housing discrimination in the CITY may do so by informing the CITY MANAGER / CITY CLERK, CITY OF LOWELL, 101 WEST FIRST STREET, LOWELL, NC 28078, PHONE NUMBER 704-824-3518, TDD# (711) of the facts and circumstances of the alleged discriminatory acts or practice. 2. Upon receiving a housing discrimination complaint, the CITY MANAGER / CITY CLERK shall acknowledge the complaint within 10 days in writing and inform the North Carolina DEPARTMENT OF ENVIRONMENTAL QUALITY (NC DEQ), Division of Water Infrastructure (DAWI), NORTH CAROLINA RURAL ECONOMIC DEVELOPMENT DIVISION (NCRCD) and the North Carolina Human Relations Commission (NCHRC) about the complaint. 3. The CITY MANAGER / CITY CLERK shall offer assistance to the Commission in the investigation and reconciliation of all housing discrimination complaints which are based on events occurring in the CITY. 4. The CITY MANAGER / CITY CLERK shall publish in the local newspaper, with the TDD#, who is the local agency to contact with housing discrimination complaints.

This information is available in Spanish or any other language upon request. Please contact City Clerk (City Clerk Ramsey) at (704-824-3518) or at (101 West First Street, Lowell, NC 28078) for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con (City Clerk Ramsey) al (704-824-3518) o en (101 West First Street, Lowell, NC 28078) de alojamiento para esta solicitud.

Discrimination Complaints Visit the NC Human Relations Commission to file a discrimination complaint.

NC Office of Administrative Hearings Civil Rights Division https://www.oah.nc.gov/civil-rights-division/housing-discrimination https://www.oah.nc.gov/documents/housing-discrimination-complaint-form

Visit HUD's website to file a discrimination complaint https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint Visit the US Department of Justice Civil Rights Division to file a discrimination complaint https://www.justice.gov/crt/how-to-file-a-complaint

The NC Fair Housing Project of Legal Aid of North Carolina is funded by a HUD Fair Housing Initiatives Program (FHIP) grant. The Fair Housing Project at NC is available to provide information concerning a person's rights under the Federal Fair Housing Act. When necessary, staff can also assist victims of housing discrimination in filing a complaint with HUD or other appropriate administrative or judicial bodies. For more information, or if you believe you have been a victim of housing discrimination, call the FHIP's toll-free number: 1-855-797-FAIR (1-855-797-3047). https://www.fairhousingnc.org/ Jun. 29, 2022 87452738

Public Notices

W. Colowaba Avenue, Parcel ID # 221722, and an adjacent 0.21-acre tract of land, Parcel ID # 303676, from I-1 Light Industrial (Gaston County) & OLC Office Light Commercial (Gaston County) to L-1 Light Industrial (City of Mount Holly), respectively. In addition, the Mount Holly Planning Commission will hold two, separate public hearings at their meeting on Tuesday, July 5, 2022 at 6:30 PM to review, consider, and provide recommendations to the City Council, regarding the above-mentioned rezoning applications. The Planning Commission meeting will be held at the Municipal Complex, located at 400 East Central Avenue, in the first-floor City Council Chambers. All interested parties are encouraged to attend the public hearings, where an opportunity to speak on these matters will be given. For more information, please call the Planning Department at 704-551-2014. 6/29, 7/5 7466917



Town of Dallas

Community Economic Recovery and Resiliency Initiative

May 24th, 2022



Acknowledgments

Town of Dallas Board of Aldermen

Rick Coleman, Mayor
Hoyle Withers
Jerry Cearley
Frank Milton
Samuel Martin
Darlene Morrow

Town of Dallas Workgroup

Allen Huggins
Trish Ramey
Brittany Peeler
Chris Brooks
Darlene Morrow
Hannah Angel
Monte Monteleone
Dale Blythe
Jeremiah Doster
Vincent Ginski
Maria Stroupe
Nolan Groce

Technical Team

Jeff Emory, NC Department of Commerce
Kyle Case, NC Department of Commerce



Executive Summary

The NC Main Street & Rural Planning Center's Rural Planning Program (RPP) has developed a Community Economic Recovery and Resiliency Initiative (CERRI) to help local governments recover from the economic impacts of the coronavirus (COVID-19) pandemic and build local economies that are more resilient to future crisis.

This report is intended to offer guidance to local leaders in the Town of Dallas on expanding and improving support structures for local small business owners and boosting the local economy in the wake of the COVID-19 pandemic. This document is meant to complement and build on other local planning efforts.

The recommendations in this report were drafted by the local workgroup, as chosen by town officials, with assistance from the NC Department of Commerce staff utilizing feedback from community stakeholders, business owners, and other relevant economic data. The conversations and meetings began in November of 2021 and went through March of 2022.

This report will focus on economic recovery strategies related to **community economic resiliency and small business support**.

Background

Dallas is centrally located in Gaston County and once served as the county seat. It is approximately four miles north of Gastonia and 24 miles west of Charlotte. Lincolnton is 13 miles to the north. Dallas is 2.89 square miles in land area. Major highways serving Dallas are interstate 85 to the south, and US Highway 321, which intersects the town running north and south.

Per the US Census Bureau, the population of Dallas in 2020 is 5927. This represents approximately 32% growth in ten years, which is significant.

Prior to work beginning by NC Commerce staff, the Dallas governing body adopted a memorandum of understanding and resolution, setting forth the parameters by which all work would take place. A requirement of the CERRI process is the formation of a local workgroup and group of stakeholders. The workgroup was put together by town officials, and the stakeholders were chosen by members of the workgroup and town officials.

Information Gathering

The first meeting of the workgroup took place on November 2, 2021. After introducing Dallas elected officials and appointed staff, state officials introduced themselves and explained the purpose of CERRI and the process for completing the project. The technical team then presented data that will be utilized to conduct an economic resiliency and diversity assessment. A final report of the data will be presented to the town as part of a complete set of deliverables per the agreement between Dallas and NC Commerce.

An exercise was then held to compile a list of economic drivers for Dallas. Economic Drivers for this process are considered things critical to the success of the Dallas economy. In no particular order, the workgroup came up with the following.

- Town events
- Gaston College
- Grocery Stores
- Population Growth
- Housing in Dallas and surrounding areas
- Small businesses
- Quality of life
- Manufacturing
- New Businesses
- Centrally located in Gaston County, proximity to Charlotte, Gastonia
- Market and growth
- Highways

The second workgroup meeting was held on December 7, 2021. One highlight of the meeting was to go over the results of an online survey each workgroup member was asked to complete. A summary of the responses is listed below. Another focus of the December meeting was to complete an exercise to identify strengths, weaknesses, opportunities, and threats (SWOT) for the Town of Dallas. The results are listed after the summary of the survey.

1. **What makes Dallas a great place to live, work and play?** Affordability and proximity to Charlotte, small-town feel and atmosphere, convenience to surrounding towns and cities, lower taxes, efficient utilities, not overcrowded with big chain stores.
2. **What role should Dallas play in the regional economy?** Be a place folks can live, work, and play, take advantage of two industrial parks, Gaston College, close proximity to major airport and Charlotte, promote under-utilized parcels of land.
3. **What businesses should Dallas attract?** Destination type retail and sit-down restaurants, more events, and festivals, more manufacturing.
4. **What are the greatest under-valued and under-developed resources in Dallas?** Land outside the city limits that could be developed for recreation areas, downtown Dallas-walk and bike mobility, Gaston College presents great opportunities, particularly with having a sports program, vacant buildings, town square, and courthouse.
5. **What goods and services or quality of life amenities are missing in Dallas?** Retail, food, nightlife, trails and biking paths, nicer restaurants, quality housing, take advantage of Biggerstaff Park.
6. **What concerns do you have about Dallas's future?** Leaders who do not want to see the town grow, traffic patterns, change not moving fast enough, lack of resources for the town's population growth.

7. **What were the most significant issues faced by local residents during the pandemic?** Mental health, employers' inability to attract quality employees, loss of connection with other folks, children falling behind in school, and difficulty finding quality daycare for children.
8. **What were the challenges faced by businesses and their lasting impact?** Employee shortage, impatient customers, drop in customer base, supply chain issues, rising costs of products.
9. **Please describe other issues that arose in Dallas because of the pandemic.** Confusion around state and county directives, children, had inadequate interaction with teachers and classmates, the need for small business support was evident.

Strengths	Weaknesses
<ol style="list-style-type: none"> 1. Variety of restaurants/bars 2. Auto service dealers 3. Walkability 4. Centrally located in the county 5. Community pride/location 6. Gaston College 7. Biggerstaff Park 8. Variety of businesses 9. Proximity to Charlotte airport/highways/destinations 10. Tech industrial park 11. Cleanliness 	<ol style="list-style-type: none"> 1. Museum is underutilized 2. Need more retail 3. Unused/vacant buildings 4. Uninterested property owners 5. Need diversity in entertainment 6. Insular community/impedes progress 7. Need civic/business partners to assist the town 8. Customers do not support local/don't like alcohol
Opportunities	Threats
<ol style="list-style-type: none"> 1. Recruit/develop civic/business organizations 2. Improve relationship with college 3. Cooperation/partnerships between small businesses 4. Create/improve chamber of commerce/merchant association/volunteers 5. New town planner position 6. Courthouse square 	<ol style="list-style-type: none"> 1. Traffic congestion/DOT issues 2. Labor market 3. Supply Chain 4. Surrounding towns/cities-recruiting Dallas businesses 5. Unknown complications of COVID

In addition to the economic driver exercise, workgroup interviews, and SWOT analysis, a business survey was sent by email to local businesses, and interviews were held with local stakeholders. Stakeholders are individuals that may live, work, or own property in town. Stakeholder interviews were focused on the impacts of COVID-19 on the community and allowed interviewees to share their vision and perception of the business community and local government.

The business survey response was limited, but concerns were expressed, as seen in the other information gathering exercises and surveys. The ability to recruit, train, and retain qualified employees is a significant issue. A lack of foot traffic downtown and in stores due to COVID-19 is also a concern. We also learned that most businesses rely on a business website, social media, and word of mouth for marketing and advertising.

The stakeholder interviews are summarized below.

- 1. What do you view as Dallas's greatest strengths?** Small town feel, location, strong parks and recreation program, business park, an agricultural center, Gaston College, connection to I-85 and Highway 321, small-town flavor.
- 2. What do you view as Dallas's most significant weaknesses?** Not progressive, the apathy of citizens, no sit-down restaurants, lack of commerce, not prepared for the growth that is coming, not enough room to accommodate new housing, parks & recreation not as strong as once was.
- 3. What do you view as Dallas's greatest opportunities?** Take advantage of what younger citizens have to offer, support local businesses of all types, Gaston College athletics, great strategic location, available land, and buildings downtown.
- 4. What do you view as Dallas's greatest threats?** Not growing like surrounding towns, getting left behind, highway construction may cause travelers to avoid Dallas, drug and alcohol addiction.
- 5. What are some of the impacts of COVID-19 in Dallas?** Decrease in foot traffic, less vehicular traffic, closure of retail space, school attendance decrease, friends and family with long term health impacts, more people working from home.
- 6. What changes could be made to improve the quality of life in Dallas?** Recruit new business and industry, provide infrastructure to businesses outside town limits, welcome all races of people, better housing, more programs for youth, maximize potential around the beautiful courthouse, visionary thinking from leaders.
- 7. What actions could be taken by the town to improve programs and services?** Emphasize historic town square, prepare for an influx of citizens, progressive thinking, invest in parks and recreation and other programs for youth.

Topics To Pursue for Plan

The third meeting of the workgroup was held on February 8, 2022. The main focus was to discuss topics the town may wish to pursue further in developing the final plan. Listed below is a summary of the topics discussed.

- Gaston College
- Recreation Department
- Need for designated resources for placemaking initiatives
- Need for incentives for underutilized properties to motivate owners to sell or upgrade
- Need for some type business/merchants association
- Food truck expansion and events on the square

- New economic development office
- Work to attract a hotel
- Marketing
- Development of old Dallas jail

After the third meeting, the technical team agreed to take the topics discussed and begin work on a first draft of the economic recovery workplan. After presenting a draft of the work plan at the final workgroup meeting on March 15, the team presented the final proposed plan to the Dallas Board of Aldermen for their consideration and adoption.

Analysis and Recommendations

The Dallas CERRI workgroup developed the following recommendations for policies, programs, and projects to further support the small business community in Dallas, improve the quality of life for residents, and boost the local economy.

Economic Strategy #1. Take advantage of geographic location and interstate and highway accessibility to expand downtown opportunities.

Goal: Encourage additional dining, shopping, and event/entertainment opportunities in the Dallas business district.

Objectives: Increase investment in public facilities, private buildings, and local businesses.

Actions:

1. Continue to Develop partnership with Gaston College. While the town has traditionally had a positive working relationship with Gaston College, new opportunities now exist due to the towns and college's growth and the formation of athletic programs at the college.
 - a. Work with NC Department of Transportation to finalize funding from CMAQ grant to complete sidewalk connection from town to college.
 - b. Explore the possibility of shuttle service from town to college.
 - c. Meet with Gaston College representatives regularly to discuss town and college initiatives.
 - d. Work with local businesses to provide incentives for students, parents, and visitors to college.
2. Undertake marketing and branding campaigns to improve signage, website, and overall communications with residents and the business community.
 - a. Adopt a new logo that incorporates town and Gaston College colors, design, etc.
 - b. Include new logo branding on town-owned website, vehicles, buildings, signage, and other relevant areas.
 - c. Take advantage of proximity to I-85 and Hwy 321 and historic town square to plan and market town services/events.

3. Take actions to support small businesses in the central business district and throughout town.
 - a. Create a commercial property and local business inventory utilizing the NC Main Street property inventory template. Utilize Gaston County GIS to retrieve necessary information.
 - b. Consider a menu of local incentives to be available to small businesses in downtown and businesses in general. Consult with neighboring towns for examples of incentive programs that have successfully recruited additional customers. Consult with town attorney before adoption.
 - c. Conduct town facilitated events that allow small businesses opportunities to network with one another and speak directly to town officials about areas of concern. Use the event to educate small businesses on available resources through the town, the Small Business Center, Gaston Business Association, Gaston Economic Development, and other agencies.
 - d. Work to create a "buy local" campaign. Recognition of the crucial role small businesses play in creating jobs and strengthening community cohesion is rising. Creating community coalitions is vital to support local independent businesses and build thriving communities. Partners for such an effort would again include the town, Small Business Association, Gaston Business Association, and a group of local business champions.
 - e. Consider amending the food truck ordinance to allow additional trucks during regular workdays and special events. Allow downtown businesses to partner with food truck providers for special promotions.

Economic Strategy #2: Build upon Dallas's current quality of life.

Goal: Meet the daily needs of residents, workforce, local businesses, and visitors.

Objective: Improve and create new business and recreational opportunities in Dallas.

Actions:

1. Complete Recreation Master plan to improve recreation programs offered to all Dallas residents and improve chances for funding services.
 - a. Form committee or use existing committee to work with staff.
 - b. Explore options for assistance in completing the plan, such as consultants that specialize in recreation services or COG.
 - c. Survey citizens to gain input on what recreational services and facilities are desired by all ages.
 - d. Include in plan options for trails, downtown walkability, and bike mobility. Discuss options with the NC Department of Transportation
2. Work with Gaston Economic Development and Gaston Business Association to recruit a hotel to Dallas.

- a. Conduct a process to identify available sites.
 - b. Put together a recruitment package that incorporates traffic counts, nearby industries, and food options in close proximity to the site.
 - c. Identify and send recruitment packages to hotel developers.
 - d. Research process to establish hotel occupancy tax.
3. Create a group of "Champions" to promote all things Dallas. Dallas needs a structured group of individuals that meet regularly to address a wide range of town-related topics.
- a. Identify individuals to serve on a committee or commission. The group should be diverse in makeup and consist of citizens, business owners, town officials, educational representatives (including Gaston College), economic developers, etc. Eight to ten people is probably a good size to consider, not including volunteers needed for specific events.
 - b. A town representative should be appointed to provide administrative support to the committee. The town should also schedule meetings and provide guidance on the topics to be addressed. A set of by-laws should be adopted.
 - c. Regular updates from the committee should be made to the Town board.

Dallas – Economic Recovery Work Plan - 2022

Implementation Strategy: Dallas will use a dual approach focused on Community Economic Resiliency and Small Business Support to implement their economic recovery and resiliency initiative.

ECONOMIC RECOVERY STRATEGIES

Community Economic Resiliency

Small Business Support

Take advantage of geographic location and interstate and highway accessibility to expand upon downtown opportunities
 Goal: Encourage additional dining, shopping, and event/entertainment opportunities in Dallas business district
 Objectives: Increase investment in public facilities, private buildings, and local businesses

Action:
 1. Continue to develop partnership for community development with Gaston College
 2. Undertake town wide marketing campaign
 3. Take advantage of historic town square in planning for future services/events and pursue general downtown beautification strategies

Action:
 1. Work with local groups to create buy local campaign
 2. Create building inventory of downtown business district properties
 3. Research and consider local incentive options for local businesses

Build upon the current quality of life in Dallas
 Goal: Meet the daily needs of residents, work force, local businesses, and visitors
 Objectives: Improve and create new business and recreational opportunities in Dallas

Action:
 1. Develop Recreation Master Plan
 2. Work to recruit hotel
 3. Discuss with NC Department of Transportation a partnership to improve walkability and biking options in Dallas

Action:
 1. Form a committee to “champion” all things Dallas
 2. Complete move of Economic Development Office into more visible and user-friendly location
 3. Expand food truck options and special events



Town of Dallas

Economic Resiliency Assessment and Diversity Report

Prepared by the NC Main Street & Rural Planning Center

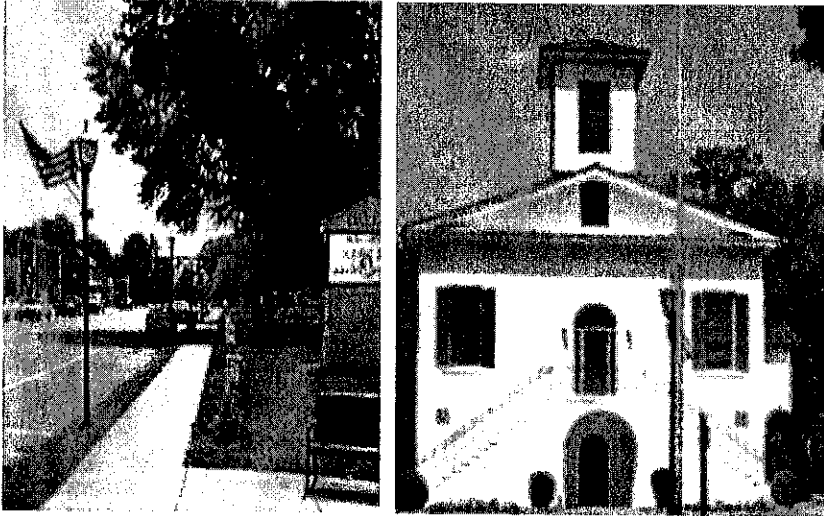
Introduction

The NC Main Street & Rural Planning Center's Rural Planning Program (RPP) developed the Community Economic Recovery and Resiliency Initiative (CERRI) to help local governments recover from the economic impacts of the coronavirus (COVID-19) pandemic and build local economies that are more resilient to future crises.

The initiative will also enable communities to address COVID-19 impacts by supporting affected businesses and communities, provide technical assistance to retain existing and hire new employees, offer a range of skills training and workforce development projects to help employees compete for high-quality jobs, and develop and implement strategies to diversify regional economies to create jobs in new or existing industries.

The CERRI and the Economic Diversity Report, services developed as part of the CERRI, will help each participating community understand the structure of its local economy and factors in its resilience.

This service will be provided by RPP and may lead to a local cluster analysis. The service may also define the need for further or outside assistance with cluster or value chain analysis, targeted market studies, talent development, economic gardening, development of the entrepreneurial ecosystem, and other program development plans as supported by the CERRI. The report can be used to inform a strategic planning process and state and federal grant opportunities.



Downtown Dallas and the old courthouse

There are several scale issues and data limitations with studying Dallas's business climate. Some variables are available at the town or place level, others at the zip code level, and other variables only available at the county level. The unit of government (town, zip code, or county) will be specified with each data variable.

The following analysis and data represent a detailed look at what drives Dallas' workforce and economy. To further analyze the different types of data used, consult the source page at the end of this report.

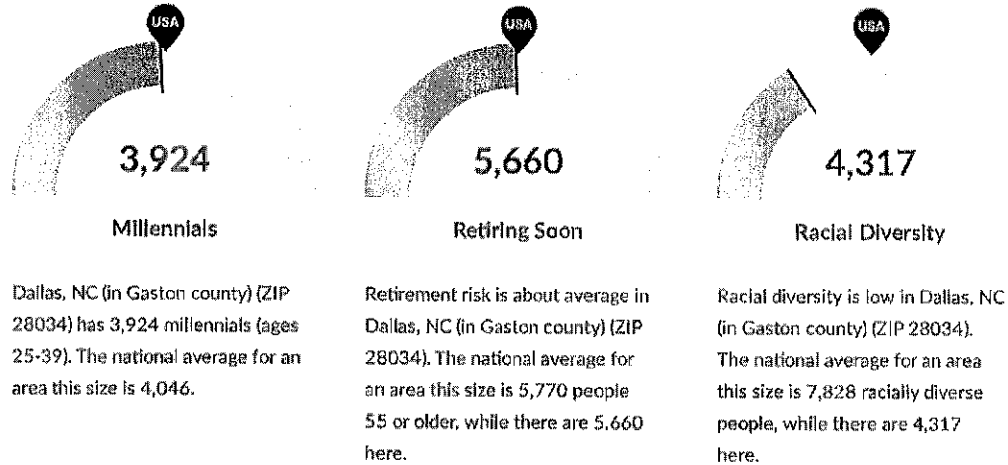
Summary Demographics

Location-Dallas is centrally located in Gaston County and once served as the county seat. It is approximately four miles north of Gastonia and 24 miles west of Charlotte, the largest city in North Carolina. Lincolnton is 13 miles to the north. Dallas is 2.89 square miles in land area. Major highways serving Dallas are Interstate 85 to the south, and US Highway 321, which intersects the town running north and south. The zip code for the town limits of Dallas is 28034.

Population-The U.S. Census Bureau estimates the total population of the Town of Dallas in 2020 is 5927. This is approximately 32% growth in ten years and reflects significant growth. To put this in perspective, the 2010 census estimated the 2025 population of Dallas to be slightly under 5900, which means the town outperformed the 15-year growth estimate in 10 years.

Age-Zip code level data shows that the number of Millennials living in the 28034 zip code area is just under the national average for a community of its size. The number of individuals close to retirement in the same area is about average. The median age in the Town of Dallas is 39.3 years.

Population Characteristics



Source: EMSI Zip Code

Race-Racial diversity in the Town of Dallas is low and not projected to see significant change over the next five years.

POPULATION PERCENTAGE by RACE (TOWN LIMITS)

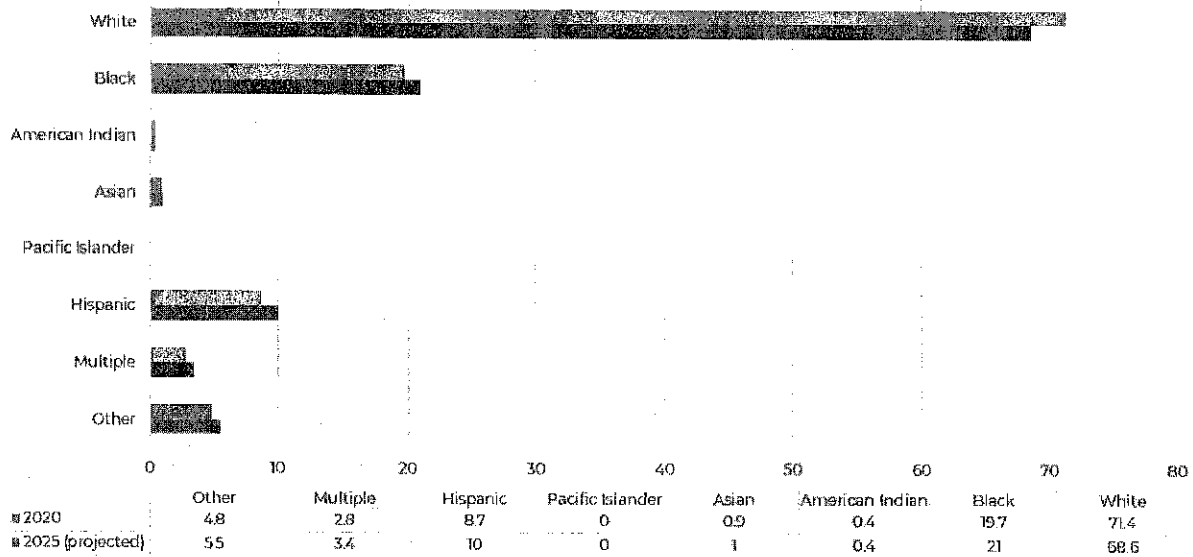
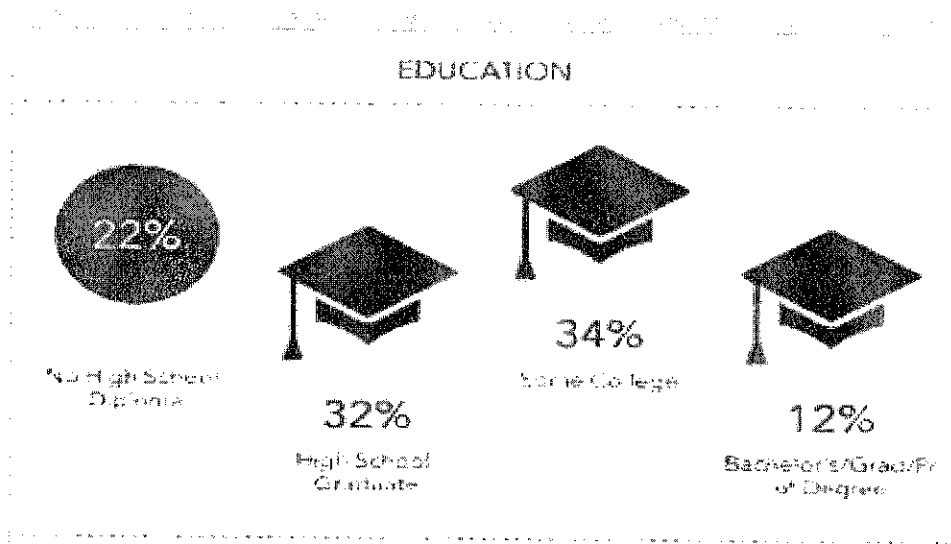


Figure 1 Source: US Census Bureau, ESRI Forecasts

Education-Just over one-third of working-age adults in the Town of Dallas has achieved some college education, with another 12% having earned a bachelor's degree or higher. Additionally, 32% of working-age adults have received a high school diploma or equivalent. 22% of Dallas residents have less than a high school diploma.



One Gaston County public school is located within the town limits of Dallas, Carr Elementary School. Residents are also served by Costner Elementary, North Gaston Middle School, and North Gaston High School. The main campus of Gaston Community College is located in the Dallas Extra-Territorial Jurisdiction (ETJ). The closest state public university to the Town of Dallas is the University of North Carolina at Charlotte, approximately 30 miles from the town.

Economic Summary

For purposes of economic data presented for this report, the address for the town hall was used, 210 N. Holland Street. For example, the information shown as five miles actually takes in a significant portion of northern Gastonia; three miles gets close to Bessemer City and Ranlo. On the other hand, one mile does not even consider the complete town limits of Dallas because a significant portion of town located west of Highway 321 is beyond one mile from the town hall address. Some data is just for the town limits and will be noted that way. The map below should serve as a helpful reference for reviewing the various data.

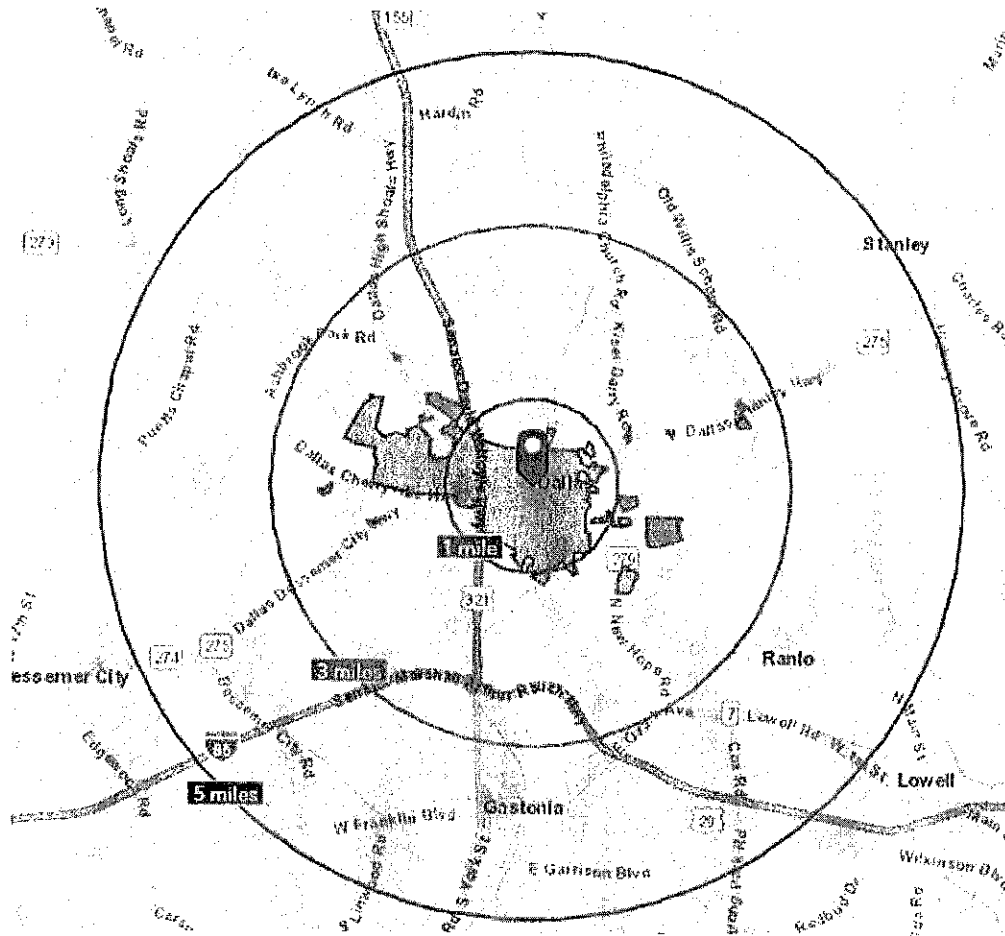


Figure 2 represents a 5-, 3-, and one-mile radius from Dallas town hall, 215 N. Holland Street.

Average Disposable Income-The below chart reflects average disposable income for a 1, 3, and 5-mile radius from town hall.

Average Disposable Income

1-Mile Radius	3-Mile Radius	5-Mile Radius
---------------	---------------	---------------

\$40,472

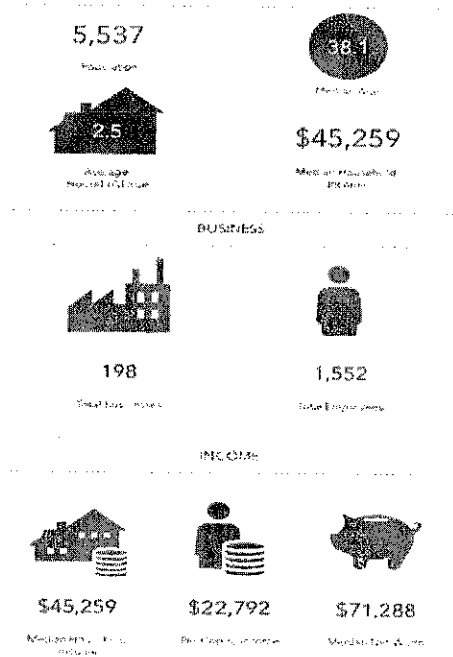
\$46,351

45,524

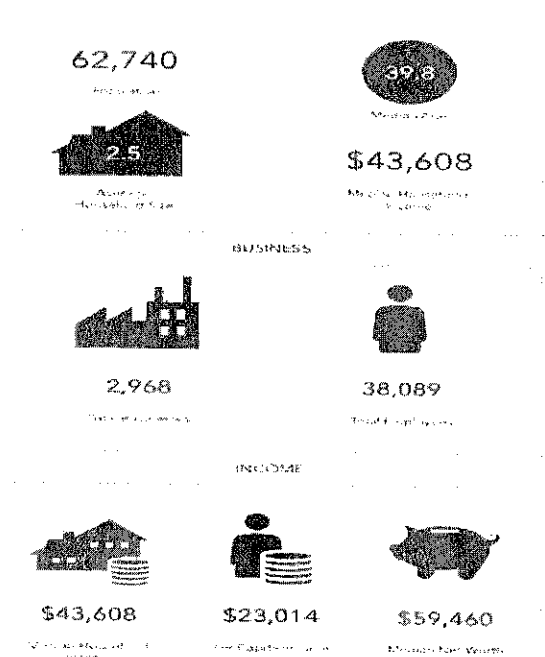
What is Disposable Personal Income?

After-tax income. The amount that U.S. residents have left to spend or save after paying taxes is important not just to individuals but to the whole economy. The formula is simple: personal income minus personal current taxes.

(US Bureau of Economic Analysis)



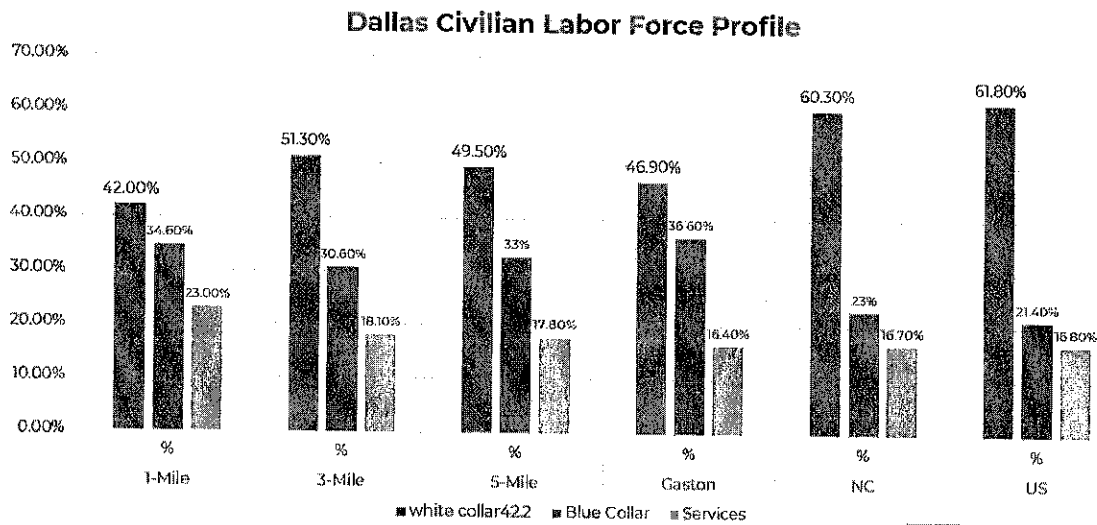
Source: ESRI Town Limit



Source: ESRI 5 Mile

The above information reflects economic data from the Dallas town limits compared to the five-mile radius from town hall. The population estimate for Dallas in 2020 was 5537, compared to almost 63,000 for a five-mile radius. This five-mile radius includes a northern portion of the City of Gastonia. The median income for the town limits is \$45,259, compared to \$43,608 at the five-mile radius. Please note that while there are roughly 200 businesses in Dallas, that number expands to almost 3000 within five miles. Dallas's median net household worth is \$71,288 and drops to \$59,460 within the five-mile radius of town hall.

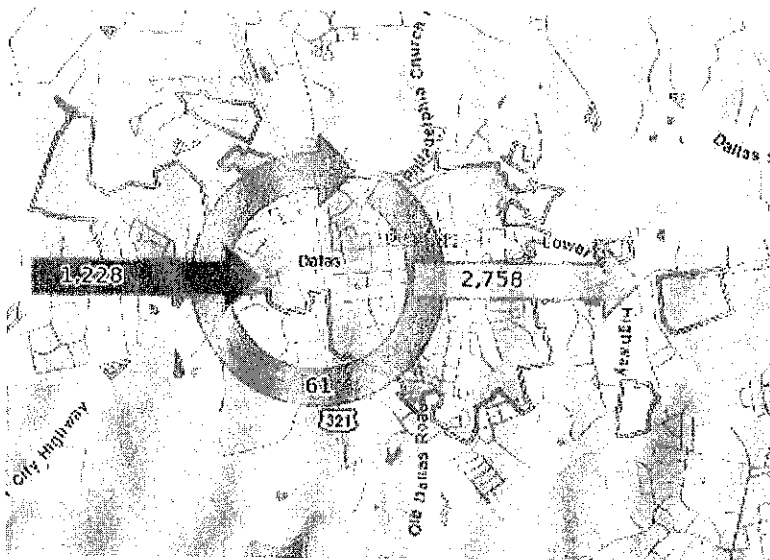
Dallas Civilian Labor Force Profile-The graph below reflects the Dallas labor force by white-collar, blue-collar, and services. The numbers reflect the one, three, and five-mile radius from town hall, Gaston County, state of North Carolina, and the US. The white-collar labor force percentage within a mile of the Dallas town hall is 42%. Three miles out is 51%, and five miles out is 49.5%. The total white-collar labor force for Gaston County is approximately 47%. For North Carolina, it is 60.3%, and it is almost 62% for the US. The blue-collar labor force percentage for the US is 21.4%, and for North Carolina, it is 23%. The blue-collar labor force for Gaston County is 36.6%. The rate for the one, three, and five-mile radius of town hall ranges from 30-34%. The service industry accounts for 23% of the labor force within a one-mile radius of town hall. The percentage for three and five miles, respectively, is 18.1 and 16.5 percent.



Source: US Census Bureau, ESRI Forecasts



Travel/Distance Direction-The following image reflects travel patterns for Dallas employees in 2019. The below graph showed 1,228 workers entered the Dallas town limits code area for work, while 2,578 left the Dallas area. Predictably, roughly 50% of Dallas residents who leave for employment are heading in a south/southeast direction toward the cities of Gastonia and Charlotte.



Approximately 40% of Dallas residents traveled less than 10 miles to work in 2019. Thirty-six percent traveled 10 to 24 miles, and 12.7% traveled a distance of 25-50 miles. Almost 12% traveled a distance greater than 50 miles. Charlotte and Gastonia accounted for 50% of Dallas residents who left each day for employment.

Business Characteristics-The Business Characteristics graph below shows the size of businesses in the Dallas zip code area. Note that over 60% of businesses in Dallas have fewer than ten employees, with over 35% having fewer than five employees. Only 15 Dallas zip code area businesses have more than 50 employees. Small business size can be an important part of resiliency. When fewer workers are let go when a business closes, other businesses can absorb those workers and reduce the impact on the local economy.

Business Characteristics

Business Size

Business Characteristics



**Business Data by DatabaseUSA.com is third-party data provided by Emsi to its customers as a convenience, and Emsi does not endorse or warrant its accuracy or consistency with other published Emsi data. In most cases, the Business Count will not match total companies with profiles on the summary tab.*



Job Trends-From 2015 to 2020, jobs increased by 2.6% in the Dallas zip code area (28034) from 4,107 to 4,212. This change outpaced the national growth rate by 1.3%.

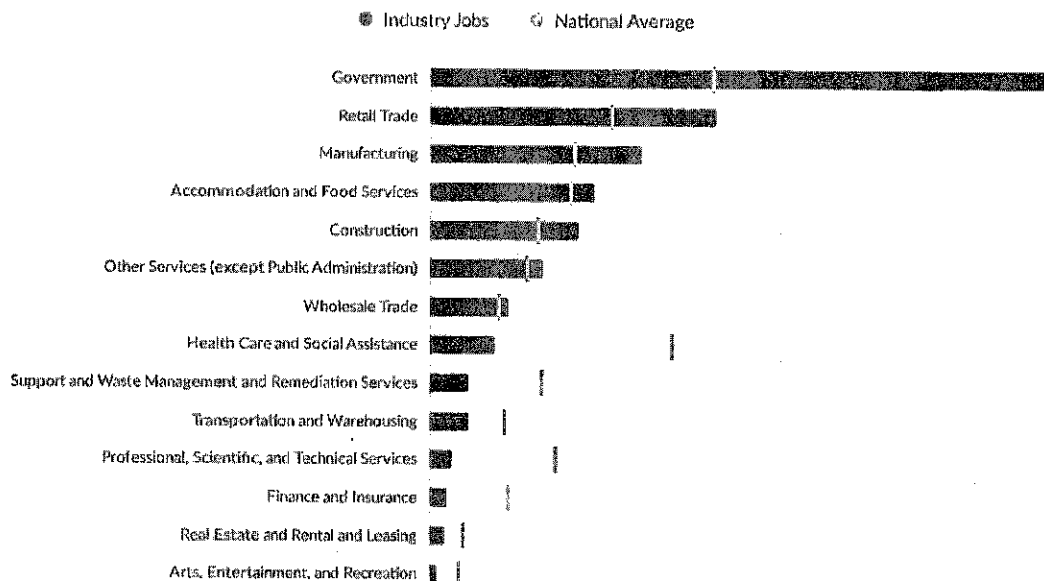
Job Trends

From 2015 to 2020, jobs increased by 2.6% in Dallas, NC (In Gaston county) (ZIP 28034) from 4,107 to 4,212. This change outpaced the national growth rate of 1.3% by 1.3%.

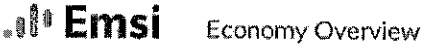


Largest Industries-The below graph shows the most prominent industries within the Dallas zip code area from 2015 to 2020 and how those industries compared to the national average. The grey lines represent the national average, and the blue bar shows what industry types were prevalent in Dallas in that time period. Dallas exceeded the national average for government, retail, manufacturing, food services, and construction. Health care, waste management, and warehousing industries could be focused on to attract to the Dallas area.

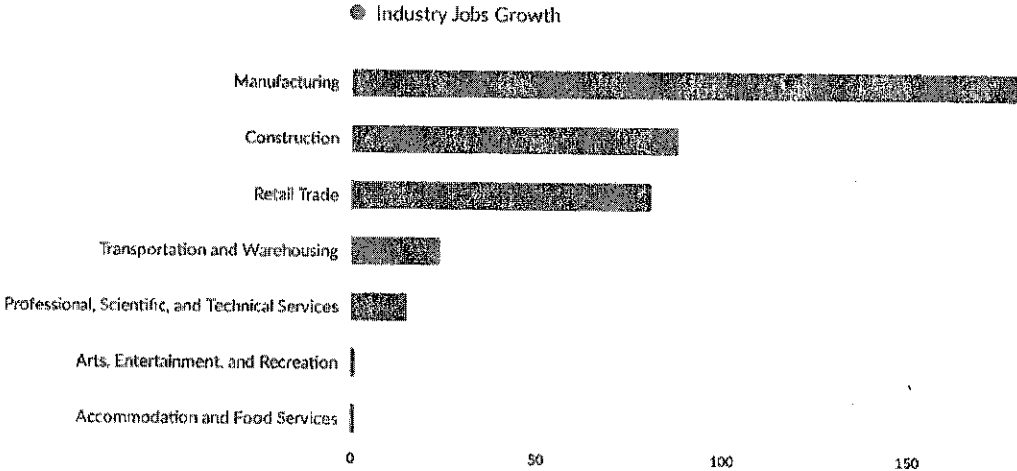
Largest Industries



Top Growing Industries-Top growing industries for the 28034- zip code are shown below in 2020. Note that Retail Trade and Manufacturing are at the top of the list for the largest and top growing industries. The largest industry is government, which includes the many jobs in the zip code area related to Gaston College.

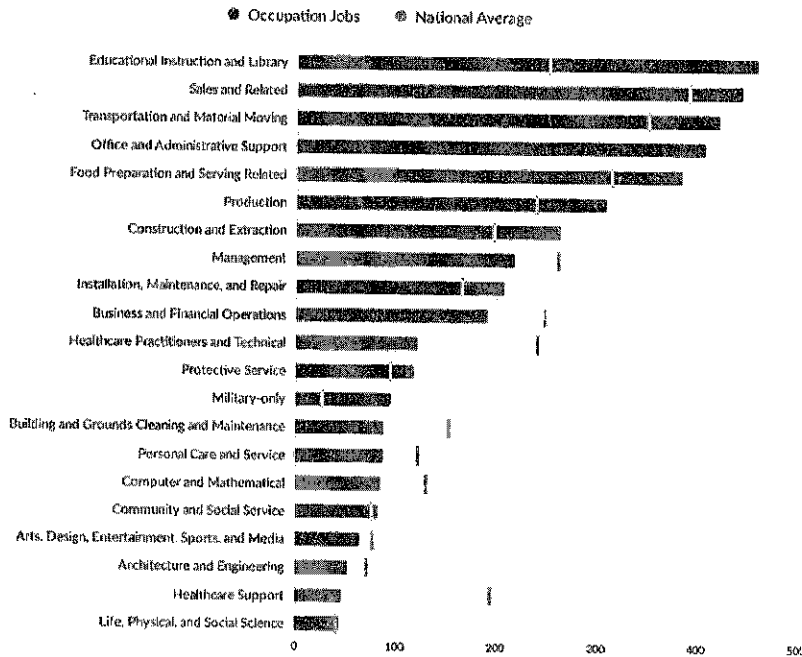


Top Growing Industries

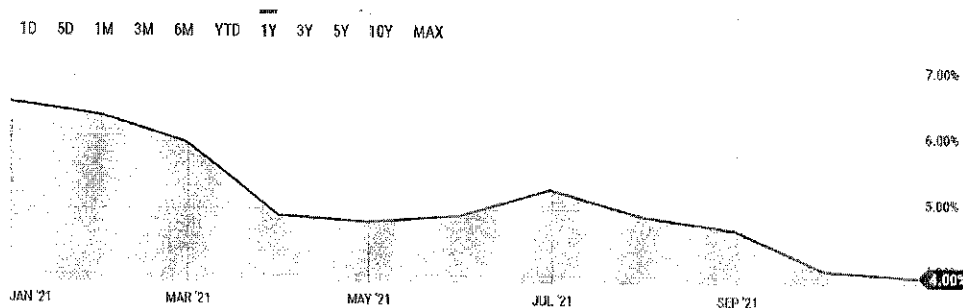


Largest Occupations-The below graph again reflects the impact of educational-related occupations in the zip code area. Educational instruction is the top-rated occupation, followed by sales and related, transportation and material moving, office and administrative support, and food preparation and serving related. The zip code area has more educational instruction and library occupations than the national average, along with sales, transportation, and food prep.

Largest Occupations

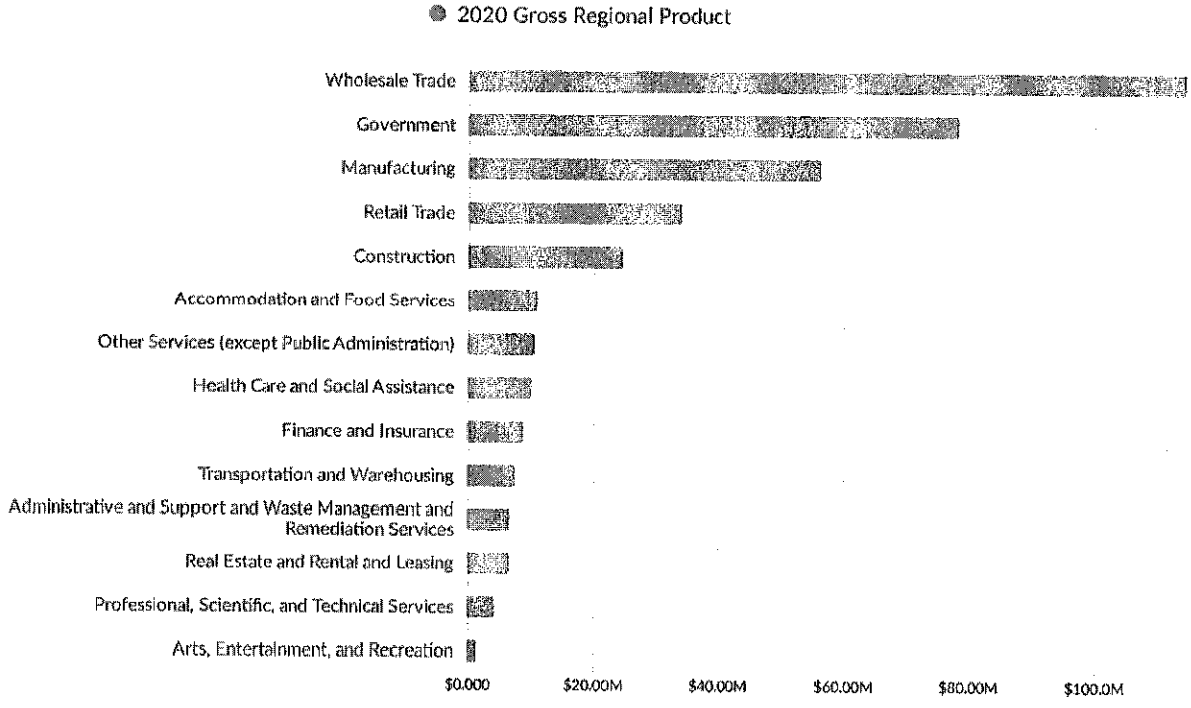


Unemployment Rate-The below graph reflects the history of Gaston County unemployment since January of 2021.



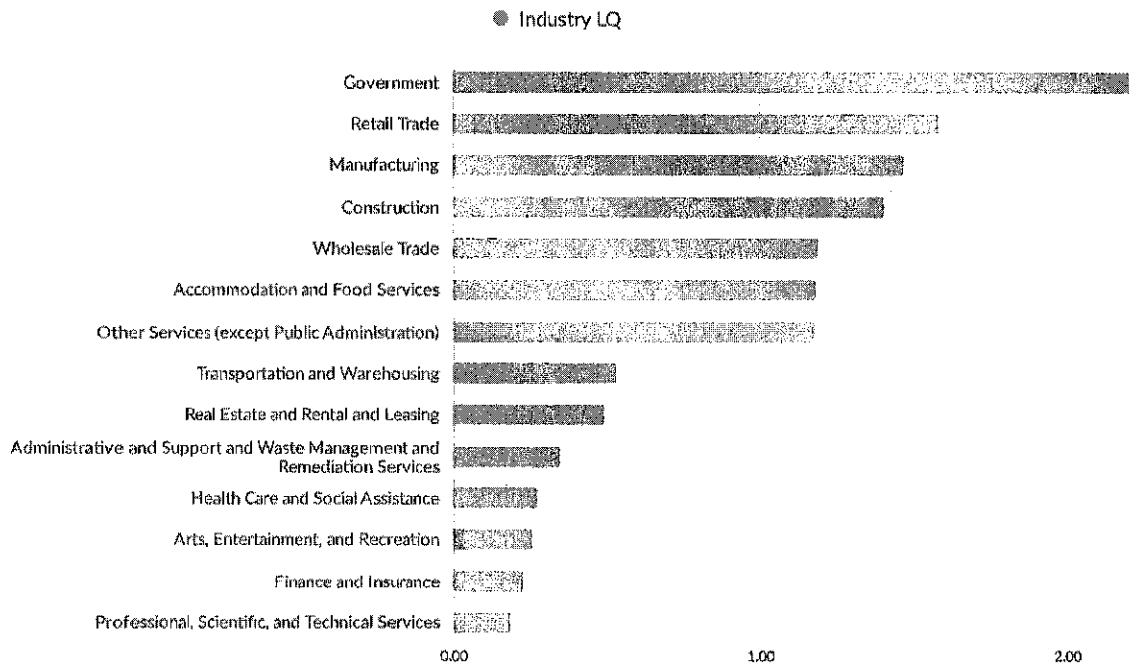
Gross Regional Product-Gross Regional Product (GRP) is a monetary measure of the market value of all final goods and services produced in a region over a period of time. The table below shows the rankings of industries in the Dallas zip code for 2020. Wholesale Trade, Government, and Manufacturing topped the list.

Top Industry GRP



Location Quotient (LQ)-A location quotient is an analytical statistic that measures a region's industrial specialization relative to a larger geographic unit (usually the nation). An LQ is computed as an industry's share of a regional total for some economic statistic (earnings, Gross Domestic Product by region, employment, and similar measures) divided by the industry's share of the national total for the same statistic. For example, an LQ of 1.0 in farming means that the region and the nation are equally specialized in farming, while an LQ of 1.8 means that the region has a higher concentration in farming than the nation. The below graph shows the top LQ for the Dallas zip code area. Government, retail trade, manufacturing, and construction rank high, while health care, arts, entertainment and recreation, finance and insurance, and professional, scientific, and technical services rank lower than the national average.

Top Industry LQ



Emsi Q2 2021 Data Set | www.economicmodeling.com

Final Thoughts/Conclusion

Highlights of the above information include:

- From 2010 to 2020, the population of Dallas grew by 32%, from 4,500 to slightly over 5,900.
- The number of individuals at retirement age in the Dallas zip code area is average for an area its size.
- Dallas is on par with the nation for millennials who are in their prime work life and could potentially take over for those retirees.
- Racial diversity in the town limits is low, with approximately 70% of the population being white. A diverse community can be attractive to younger people and entrepreneurs.
- More than a third of Dallas residents have a high school diploma, and 34% have some college education. 12% have earned a bachelor's degree or higher.
- The median household income in Dallas is \$45,259.
- Within a one-mile radius of the Dallas town hall, 42% of workers are classified as white-collar, 34.6% as blue-collar, and 23% fall in the services category. The state average for white-collar is 60.3%, 23% blue-collar, and 16.8% services.
- Approximately 1228 workers enter the Dallas zip code area for work each day, while 2578 leave the zip code area. Of those who leave, roughly 50% go to Gastonia and Charlotte.
- There are approximately 400 businesses in the Dallas zip code area. Of these, 246 have fewer than ten employees, which illustrates that small businesses are the backbone of local economies.
- From 2015 to 2020, jobs increased by 2.6% in the Dallas zip code area, compared to a national average of 1.3%.
- The largest industries in the Dallas zip code area are Government, Retail Trade, and Manufacturing.
- The top growing industries are manufacturing, construction, and retail trade.
- The five largest occupations in the zip code area are education, sales and related, transportation and material moving, office and administrative support, and food preparation and serving.
- In January of 2021, the unemployment rate for Gaston County was over 6.5%. By November of 2021, it was slightly over 4%.

Conclusion: This report is a starting point for trends and growth and is meant to assist the town with economic development and recruitment efforts. However, this report is not to be considered a comprehensive analysis of the economic drivers and industries that comprise the economy of Gaston County or the Town of Dallas. When looking at data (data sets at the county level, zip code level, and town or place level), the scale issues present challenges when making inferences about the area's business diversity. Other tools, such as local cluster analysis, could serve the town well by taking a more in-depth look at the largest and fastest-growing industries in the area.

Sources of Information

- ESRI Business Online Analyst, Demographics, Tapestries
www.esri.com
- Quick Facts, NC: www.census.gov/quickfacts
- Access NC:
accessnc.commerce.state.nc.us
- US Census On The Map:
onthemap.ces.census.gov
- EMSI Economic Modeling Data
www.economicmodeling.com
- Economic Diversity in Appalachia: A Research Report and Economic Development Tool
economicdiversityinappalachia.creconline.org/

Disclaimer: This report was prepared by the NC Main Street & Rural Planning Center's Rural Planning Program (RPP). Information contained in the report is primarily from EMSI and checked against sources above. Every effort is made to ensure that the information contained within is accurate, however, no warranty is made about the accuracy of this report by the RPP or its sources.

Limitations of this data are to be expected, given the RPC's use of different data sources and each data source's collection and classification methods.

Leonard Greene
Evans Lake Road, Dallas

The proposed Leonard Greene is a new construction family development in Dallas (Gaston County). Leonard Greene will be co-developed by The Woda Group, Inc. and Woda Cooper Development, Inc. part of Woda Cooper Companies, Inc. Based in Columbus, Ohio, Woda Cooper Companies, Inc. is a national leader in the development, ownership, construction and management of affordable housing.

The development will be comprised of three 3-story buildings totaling 120 units for general occupancy, including 36 1BR, 72 2BR, and 12 3BR. Due to the topography there will be a basement floor on one side of the buildings. There will be a community building with the management/leasing office, multipurpose space, laundry facility and fitness room.

Evans Lake Road is a residential street less than a mile from Trade Street, the main commercial corridor of Dallas. The site would be ideal for a multifamily development with safe and easy egress/ingress. All utilities are available at this site.

The exterior facades will include brick and decorative trim, providing an image of quality and regional character. The development will have the appropriate number of handicapped accessible units as well as units specifically equipped for sight/hearing impaired.

Exterior amenities will include a playground and a covered picnic area with tables and grills. Additional benches will be located throughout the property.

Each unit will offer a bright, comfortable and efficient living space. All units will have central, electric heat and air conditioning, washer/dryer closets with connections, LVT flooring, blinds, and will have a 16-sf exterior storage closet. Each unit will have pre-wired connections for cable, telephone and internet. In the kitchen, all units will feature Energy Star appliances (electric range/oven, dishwasher and refrigerator with freezer compartment). All bedrooms will feature closets.

Tenants will pay for electricity, water and sewer while the owner will pay for trash pickup.



Resolution Providing Approval of a Multifamily Housing Facility to be Known as Leonard Greene in the Town of Dallas, North Carolina and the Financing Thereof with the Gastonia Housing Authority's Multifamily Housing Revenue Bonds in an Aggregate Amount Not to Exceed \$14,500,000

WHEREAS, the Board of Aldermen of the Town of Dallas (the "Town") met in Dallas, North Carolina at 6:00 pm on the 12th day of July, 2022; and

WHEREAS, the Gastonia Housing Authority (the "Authority"), a public body and body corporate and politic organized and operating pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the "Act"), has tentatively agreed to issue its multifamily housing revenue bonds in an amount not to exceed \$14,500,000 (the "Bonds"), for the purpose of financing the acquisition, construction, and equipping by Leonard Greene Limited Partnership, a North Carolina limited partnership (the "Borrower"), or an affiliate or subsidiary thereof, of a multifamily residential rental facility to be known as Leonard Greene (the "Development"); and

WHEREAS, the Development will consist of approximately 120 units in three residential buildings and other related improvements located at approximately 119 Evans Lake Road in the Town of Dallas, Gaston County, North Carolina; and

WHEREAS, pursuant to Section 157-39.1 of the Act, the jurisdiction of the Authority extends up to ten miles outside the city limits of the City of Gastonia, including the Town, so long as the Board of Aldermen of the Town consents to the exercise of such powers by the Authority within the borders of the Town; and

WHEREAS, the Town acknowledges that the Development will satisfy a need for affordable housing within the Town, and further the Town desires to approve the issuance by the Authority of the Bonds to finance the Development within the borders of the Town; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that any bonds issued by the Authority for the Development may only be issued after approval of the plan of financing by the Town following a public hearing with respect to such plan; and

WHEREAS, on June 29, 2022, the Authority held a public hearing with respect to the issuance of the Bonds to finance, in part, the Development (as evidenced by the Certificate and Summary of Public Hearing attached hereto) and has requested the Town approve the issuance of the Bonds as required by the Code; and

WHEREAS, the Town has determined that approval of the issuance of the Bonds is solely to satisfy the requirement of Section 147(f) of the Code and shall in no event constitute an endorsement of the Bonds or the Development or the creditworthiness of the Borrower, nor shall such approval in any event be construed to obligate the Town for the payment of the principal of or premium or interest on the Bonds or for the performance of any pledge, mortgage or obligation, or agreement of any kind whatsoever which may be undertaken by the Authority, or to constitute the Bonds or any of the agreements or obligations of the Authority an indebtedness of the Town, within the meaning of any constitutional or statutory provision whatsoever;



Resolution Providing Approval of a Multifamily Housing Facility to be Known as Leonard Greene in the Town of Dallas, North Carolina and the Financing Thereof with the Gastonia Housing Authority's Multifamily Housing Revenue Bonds in an Aggregate Amount Not to Exceed \$14,500,000

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

- 1. The Board of Aldermen hereby consents to and approves the issuance by the Authority of its multifamily housing revenue bonds to provide financing for the acquisition, construction, and equipping of the Development within the jurisdiction of the Town of Dallas.
2. The proposed mixed income housing development consisting of the acquisition, construction, and equipping of the Development described above in the Town of Dallas, Gaston County, North Carolina by the Borrower and the issuance of the Authority's multifamily housing revenue bonds therefore in an amount not to exceed \$14,500,000 are hereby approved for purposes of Section 147(f) of the Code.
3. This resolution shall take effect immediately upon its passage.

Alderman _____ moved the passage of the foregoing resolution and

Alderman _____ seconded the motion, and the resolution was passed

by the following vote:

Ayes: _____

Nayes: _____

Not voting: _____

CERTIFICATION

I, Sarah Hamrick, Town Clerk of the Town of Dallas, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the Board of Aldermen for the Town of Dallas, North Carolina, in regular session convened on July 12, 2022, and that such proceedings of such meeting are recorded in the minutes of the Board of Aldermen. Pursuant to state law, a current copy of a schedule of regular meetings of the Board of Aldermen is on file in my office.

WITNESS my hand and the corporate seal of the Town of Dallas, North Carolina, this the 12th day of July, 2022.

Sarah Hamrick, Town Clerk

(SEAL)

EXHIBIT A
CERTIFICATE AND SUMMARY OF PUBLIC HEARING
(Attached)

CERTIFICATE AND SUMMARY

The undersigned Executive Director and the designated hearing officer of the Gastonia Housing Authority (the "Authority") hereby certifies:

1. Notice of a public hearing (the "Hearing") to be held on June 29, 2022, with respect to the issuance of bonds by the Authority for the benefit of Leonard Greene Limited Partnership, a North Carolina limited partnership, or an affiliated or related entity (the "Borrower"), to provide financing for the acquisition, construction and equipping of Leonard Greene, was published on June 21, 2022, in *The Gaston Gazette*.

2. I was the hearing officer for the Hearing.

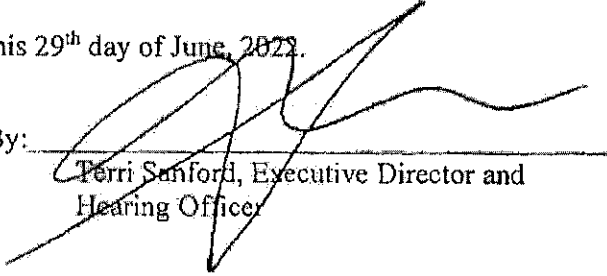
3. The following is a list of the names and addresses of all persons who spoke at the Hearing:

None.

4. The following is a summary of the oral comments made at the Hearing:

None.

IN WITNESS WHEREOF, my hand this 29th day of June, 2022.

By: 
Terri Sanford, Executive Director and
Hearing Officer

Gastonia Housing Authority

Type of Meeting - Leonard Greene Public Hearing

June 29, 2022

Time 4:00pm

Please sign in: Residents/staff/other

1. Terri Sanford, GHA Executive Director 3:55pm
2. Gigi Campbell, Office Manager GHA
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Meeting adjourned at 4:17 PM



Gigi Campbell



Special Events/ Activities Application

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

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

INCOMPLETE APPLICATIONS WILL BE RETURNED.

APPLICATION INFORMATION

Name of Event:	Back-to-School Worship & Clothing Drive		
Facility Requested:	Cloninger Park		
Applicant Name:	Rev. Scott Henson		
Organization:	Dallas Ministers Association		
Mailing Address:	402 W Trade Street		
City / State / Zip:	Dallas, NC 28034		
Daytime Phone:	704-922-3201	Cell:	828-640-0664
		E-Mail:	pastor.dallasbaptist@d
Description of the Event:	Similar to our proposed outdoor worship (May 2022), this outdoor community worship service will feature multiple Dallas churches. At the service, the churches will be distributing clothing for back to school. This event will work in partnership with the Dallas Police Department's back-to-school event.		
Does the event have a Facebook, Twitter, or other social networking page:	no		
If yes, please list URL(s):	none		
Date (s) Requested for Event:	August 8th		
Event Start Time:	5:30pm	Event End Time:	6:30pm
Road Closure Time Begins (if applicable):	none	Road Closure Time Ends:	none
Set Up Begins:	4pm	Set Up Ends:	7pm
Preferred Date & Time of Inspection (if required):			
Estimated Attendance:	100+		
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? (Circle one)		No	(if no, proceed to next section)
# of Canopies	<input type="text" value="0"/>	(fabric structure that is open without sidewalls on 75% or more of perimeter)	
# of Tents	<input type="text" value="0"/>	(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)	moveable stage on a trailer (supplied by Restoring Hope)		

Notes

VOICE / MUSIC AMPLIFICATION

Will amplified sound be used during the event? (Circle one)		Yes	(if no, proceed to next section)
If yes, state the number of stages, number of bands and type of music:			
Number of stages:	<input type="text" value="1"/>	Number of Bands:	<input type="text" value="1"/>
Type(s) of music:	praise & worship and Gospel		
Indicate times of amplified sound.	Start Time: <input type="text" value="5:30pm"/>	Finish Time: <input type="text" value="6:30pm"/>	
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: <input type="text" value="4:30"/>	Finish Time: <input type="text" value="7pm"/>	

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

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

Will hazardous materials in tanks/cylinders be used? (Circle one)		No	(if no, proceed to next section)
If yes, all tanks must be secured in a manner to prevent accidentally being knocked over. All helium tanks not being used shall have their caps in place.			
Will there be any portable heaters?	<input type="text"/> Yes	<input checked="" type="checkbox"/> No	
Will there be any deep fat fryers?	<input type="text"/> Yes	<input checked="" type="checkbox"/> No	
Will there be any fireworks, lasers, torches, candles or pyrotechnics?	<input type="text"/> Yes	<input checked="" type="checkbox"/> No	
Will generators or electrical power be used?	<input checked="" type="checkbox"/> Yes	<input type="text"/> No	
If yes, electrical load data and location of connection must be provided on a separate sheet. In the case of extraordinary use or hookups, extra fees may apply.			

RIDES / ATTRACTIONS

Will mechanical rides or similar attractions be used? (Circle one)		No	(if no, proceed to next section)
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 as additional insured on general liability.			
ALL rides must be inspected and approved by The Department of Labor.			

VENDORS

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

Will the event include any vendors? (Circle one)		No	(if no, proceed to next section)
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If the event will have food vendors, please check the following that apply:

Served Sold Catered Prepared Outdoors

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

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

Vendor Name	Address	Phone Number	Cooking Method	Food Item

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

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

VENDOR NAME	ADDRESS	PHONE NUMBER (S)

EVENT SCHEDULE

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

DATE	TIME	ACTION	ADDITIONAL NOTES
8-Aug	5:30-6:30p	worship service & clothing give away	
8-Aug	4pm	set up	
8-Aug	6:30-7pm	tear down/clean up	

SITE PLAN

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

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

SERVICES

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

TRASH CONTAINERS

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

Will the event be serving/selling/distributing beverages? [] Yes [x] 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? [2]

Delivery Location? [Cloninger Park canopy]

Date and Time for trash cans to be picked up? [8-9-22 AM]

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

PUBLIC PROPERTY CLEAN-UP

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

volunteers will clean up immediately after the event

SAFETY AND SECURITY (CHECK ALL TYPES OF SECURITY USED)

[] Stage Security [] Event Area Security [] Road Closure Security

[] Other []

[] Overnight Security From [] : [] To [] : []

Dates & Times security will be on site: []

Security provided by: []

Number of Security Personnel: []

ROUTE AND TRAFFIC PLAN

[x] PARADE (Includes floats, vehicles, and persons)

[x] BICYCLES

[x] MARCH OR WALK (persons only)

[x] FOOT RACE

[x] VEHICLES ONLY (Includes motorcycles)

[] OTHER (Description: [])

Number of Persons: [x]

% Children: [x]

Number of Vehicles: [x]

Vehicle Types: [x]

Number of Animals: [x]

Kinds: [x]lea

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

Empty lines for describing the event route.

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: _____

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