

**MINUTES FOR BOARD OF ALDERMEN WORK SESSION**  
**November 22, 2022**  
**5:00 PM**

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

The following Staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Robbie Walls, Police Chief; Jonathan Newton, Finance Director; Brian Finnegan, Planner; Bill Trudnak, Public Works Director; Sarah Hamrick, Town Clerk; Brandon Whitener, Recreation Director; and Paul Gibson Jr., Electric Supervisor.

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

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

At this time, the Mayor asked if there were any changes to be made to the agenda. The Town Manager and the Mayor, both added a topic for discussion. Alderman Withers made a motion to approve the agenda with the additions, seconded by Alderman Cearley, and carried unanimously.

**New Business:**

*Item 3A Dr. Martin Luther King Jr. Day Event*

Alderman Milton has requested that the Town consider adding an event to commemorate Dr. Martin Luther King in conjunction with the annual national holiday. Martin Luther King, Jr. Holiday will be celebrated on Monday, January 16, 2023. In light of various celebrations already planned around Gaston County, consideration for an event to be held on Friday, January 13, 2023 is up for discussion.

Alderman Milton started the discussion and suggested having the event on the Friday before the holiday at the Courthouse square that is similar to the Veterans Day event that is held in November. After discussion, the Board agreed to add it to the calendar.

*Item 3B Request to use the Community Room*

Chief Withers has received a request to use the Fire Department by the Guardians of the Children organization for their annual GOC Little Guardian Christmas party. Guardians of the Children is a national organization with a chapter in Gastonia. Attached is information taken from their Facebook page. They have been using the Belmont Fire Department for the past number of years, but parking has become a problem, plus they would like to be more centrally located in the County. Their annual party consists of a pot luck that is hosted by the GOC where all of their "adopted" families come together, eat, and the kids receive Christmas presents. The lunch would be from 12 pm – 2 pm with approximately 50-60 in attendance. This gives everyone a chance to meet and fellowship with other children in a similar situation.

Currently, there is no provision to letting outside groups use the Fire Department facility, so all such uses must be approved by the Board (Exhibit 3B-1).

The Town Manager presented the topic for discussion and the Board approved the event.

### *Item 3C Micro-manufacturing Text Amendment*

Scott Jermyn submitted a petition for a text amendment to add “Artisanal & Small Scale Manufacturing/Micro-manufacturing” as a permitted use in the Central Business Perimeter District (B-3P). Mr. Jermyn has met with staff multiple times to discuss the petition, and the attached draft is the result of Mr. Jermyn’s proposal and staff research on allowing small, low impact manufacturing and artisanal crafting into the Town Center District. In addition to the draft text amendment, a staff report and the application submission are also attached for review. Staff is in favor of the proposed change, and at their October 20<sup>th</sup> meeting the Planning Board voted unanimously to recommend adoption of the text amendment as proposed (Exhibit 3C, 1-6).

The Development Services Director presented the topic to the Board and they decided to bring it back for a public hearing at the December Board meeting.

### *3D Single-Family Attached Text Amendment*

At the September 27<sup>th</sup> Work Session, the Board reviewed a text amendment petition submitted by David Murray, on behalf of KovalXRobinson, LLC. The amendment would permit, by-right, single-family attached housing in the R-6 zoning district with a minimum lot width of 20 ft., a minimum lot area of 1500 sq. ft., and a minimum side yard exemption. Staff reviewed the petition, and are in support of the change with modifications. The requested minimum lot width of 20 ft. and 1500 sq. ft. lot area should specifically apply to interior lots only. Exterior lots should still be required to have a minimum side yard and are proposed with a minimum lot width of 30 Ft. and minimum lot area of 2100 sq. ft. On 8/18/2022, the Planning Board unanimously voted to send their recommendation with statements of consistency and reasonableness to approve the proposed text amendment as written. A public hearing for the text amendment petition is scheduled for December 13, 2022 (Exhibit 3D, 1-6).

The Development Services Director presented the topic to the Board and they decided to bring it back for a public hearing at the December Board meeting.

### *3E Bike & Pedestrian Plan*

Earlier this year Staff received the Town Bike and Pedestrian Plan final report from Gresham Smith design firm. The study was funded through grant money the Town of Dallas was awarded in 2019 from NCDOT with the support of the Gaston Cleveland Lincoln MPO. The plan was originally discussed at the June 16<sup>th</sup> Planning Board meeting. Staff noted the comments, and were able to make changes in-house from the existing data. These changes included updating the Town Limits on the maps, updating census data with the most recent numbers, updating the Town area in the text, updating the maps to include the MUP extension to Jersey Boulevard, and

altering map formats for a cleaner representation. The plan was brought back before the Planning Board on October 20<sup>th</sup> and the vote to recommend approval was unanimous. The plan has been paid in full. Adoption of the plan as is will not produce any additional cost for the Town. Adoption of the plan will provide Town Staff a resource to begin working on improvements for alternative transportation and give a good foundation for future plan updates. Attached is the executive summary. Full documentation of the final draft of the plan and the master plan map of trails and sidewalks throughout the town are available upon request. Board members have been provided a complete hard copy of all documents (Exhibit 3E, 1-4).

The Development Services Director presented the topic to the Board and they decided to bring it back on the consent agenda.

### *Item 3F Transient Ordinance*

At the October Work Session, Staff was directed to look into transient ordinances in the Town. After reviewing the existing Town Code, there is minimal language regarding this. Various communities across the state have enacted ordinance to prevent vagrancy in downtown areas. Ordinances could be drafted to prevent this on Town-Owned/Public Property, such as sidewalks, parks, streets, etc. The Town does not have the authority to enforce such ordinances on private property. The most efficient course of action is for the Police Department to receive trespass authority from property owners. Notices of Violation for illegal campgrounds could be sent, based on Zoning regulations, to require property owners bring their property into compliance. This path would take more time and not address immediate concerns. If there is interest in adopting an ordinance regarding vagrancy on public property, Staff can bring a draft ordinance to the January 24, 2023 Work Session for review.

The Town Manager presented the topic for discussion and the Board agreed to bring it back to the January Board meeting.

### *Item 3G Affordable Housing*

Recently Alderman Milton and Brian Finnegan, Town Planner, attended a seminar on Affordable Housing, due to increased interest in exploring options for the Town to support an effort to encourage affordable housing options for residents. Attached is a high-level overview presentation developed by Mr. Finnegan with information concerning what is considered affordable, state and local demographics, and options available for local government involvement. This is a complex issue and the presentation is intended to begin the process and provide information for future exploration of options. Staff is recommending that a future work session be developed around this topic alone to dig deeper into what options are available and feasible for the Town to support an increase in affordable living opportunities for residents (Exhibit 3G, 1-15).

The Town Manager presented the topic and it will be brought back later for more discussion.

### *Item 3H Board Meeting Schedule For 2023*

The Town Manager presented for discussion the topic of changing the Work Session start time from 5pm to 4pm. The Board discussed and decided to bring this back for discussion.

*Item 3I Toy Run*

The Mayor presented the topic of waiving the Special Event fee for the Annual Toy Run. The Board decided to bring this back to the consent agenda.

The Town Manager mentioned upcoming events for the Town.

Alderman Cearley made a motion to adjourn, seconded by Alderman Milton and carried unanimously (6:04).

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Rick Coleman, Mayor

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Sarah Hamrick Ballard, Town Clerk

## INFORMATION TAKEN FROM THE GUARDIANS OF THE CHILDREN FACEBOOK PAGE

The Members of GOC are charged with using their individual and collective resources to aid the victims of abuse and neglect. If it is determined that if GOC can benefit a child, we will organize a ride to meet the child and through a ceremony bring the child into our organization.

When needed, members may attend court with our little friends. The sole purpose for our physical presence is to assist the child in being less intimidated and frightened while testifying against their abuser. As a body of Bikers, we help empower children to be courageous, even in the face of their ordeals. We stand ready to lend support to our little friends.

GOC Members and Supporters are ordinary people who simply care about children. We are parents, grandparents, aunts and uncles. We enjoy the open road on our iron horses and are here to spread the important message of "No More Child Abuse". The Members of GOC have taken an oath and will enforce with Valor, Truth and Integrity the Mission of this organization.

GOC is not just one individual force fighting against child abuse. GOC is a brotherhood of motorcycle enthusiasts banded together for the same cause-our children. Our association as bikers gives GOC unique qualifications to protect our children and the ability to call on resources that might not generally be available to the public at large.

Our mission is to send a clear message to all who would abuse children that we are prepared to protect these children through our physical and emotional support. GOC does not condone the use of violence or physical force in any manner. However, if we as a group, or as an individual, must act to prevent the abuse of another child, we will do so.

"Valor, Truth & Integrity is the Guardian way"

The Gastonia Chapter of Guardians of the Children was chartered in November 2010 by a dedicated group of diverse individuals who saw the need to educate and assist our community to the affects of child abuse.

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

### Petition for Text Amendment

Name of Applicant SILVER EDGE REALTY

Address of Applicant 105 S. GASTON STREET

Contract Information: Telephone 704.400.4298 Email SCOTT@THEFAIRWOOD226.COM

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

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

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

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

Scott Jensen  
Signature of Applicant

8/3/2022  
Date

Fee: \$ 500 plus advertising costs.

<b>OFFICE USE ONLY</b>	
Accepted as complete: <u>[Signature]</u>	Date <u>8/30/22</u>
Action:	
On _____ the Planning Board recommended that this petition be:	Approved <input type="checkbox"/>
	Denied <input type="checkbox"/>
On _____ the Board of Aldermen held a Public Hearing concerning this request. By vote	
of the Board they:	Approved <input type="checkbox"/> Denied <input type="checkbox"/>

## Staff Report

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

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

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

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

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

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

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

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





§ 153.050 SUPPLEMENTAL USE REGULATIONS

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

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

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

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

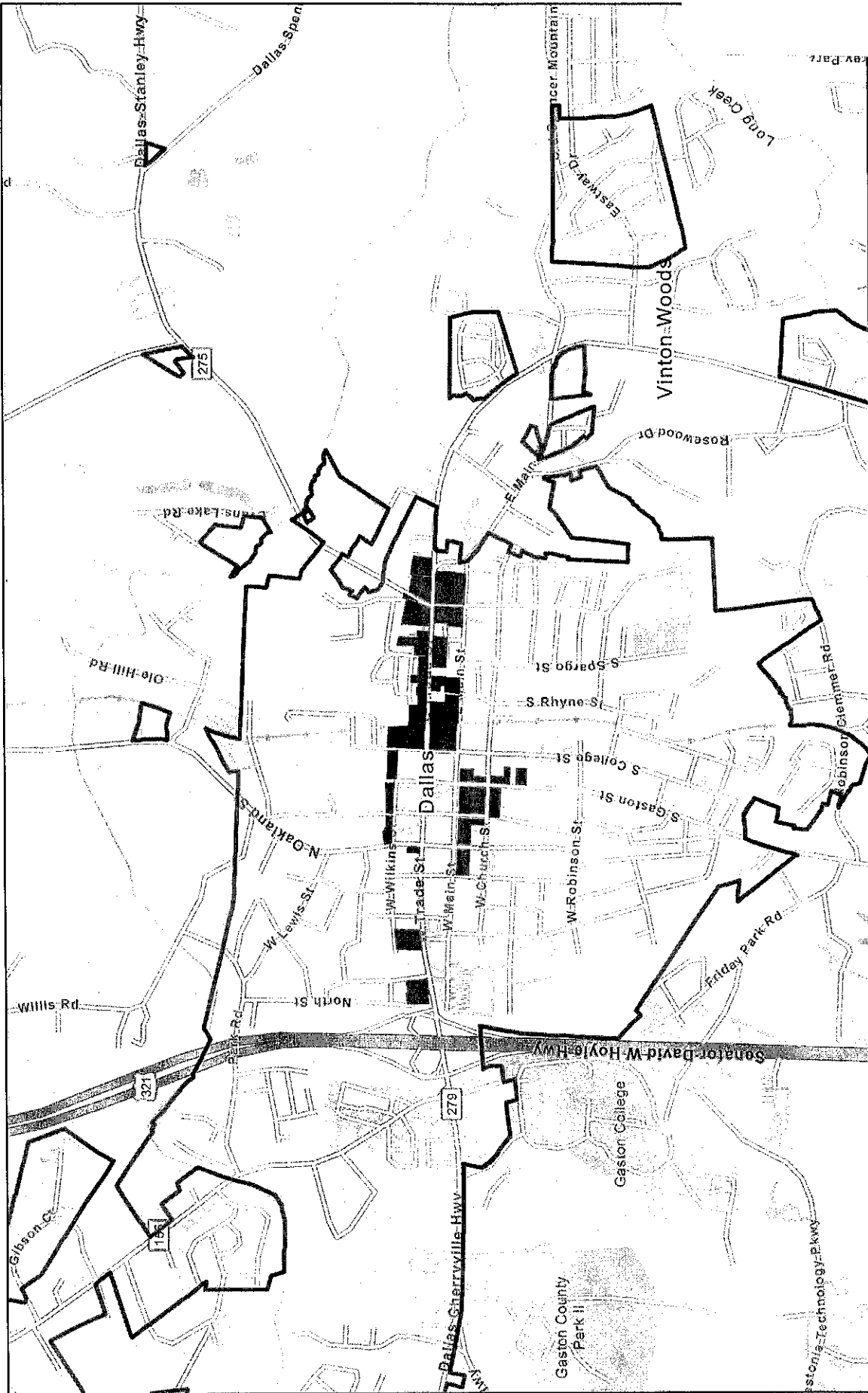
(3) *Production Hours*. For any manufacturing or fabrication processes that produce noise, vibrations, odors, or any other byproduct detectable from adjacent properties shall not operate outside the hours of 8AM to 6PM.

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

§ 153.002 DEFINITIONS.

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

B-3P District



1:26,572



State of North Carolina DOT, Esri, HERE, Garmin, Sa  
 GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census

9/8/2022

## Staff Report

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

**Applicants:** KovalXRobinson, LLC

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

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

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

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

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

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

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

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

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


### Petition for Text Amendment

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

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


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

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

  
Signature of Applicant

6/21/22  
Date

Fee: \$ 500 plus advertising costs.

<b>OFFICE USE ONLY</b>	
Accepted as complete: <u></u>	Date <u>6/22/22</u>
Action:	
On _____ the Planning Board recommended that this petition be:	Approved <input type="checkbox"/>
	Denied <input type="checkbox"/>
On _____ the Board of Aldermen held a Public Hearing concerning this request. By vote	
of the Board they:	Approved <input type="checkbox"/> Denied <input type="checkbox"/>

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

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

EXHIBIT 3D-5

RMF		15,000 1st unit 3.500 additional unit each		45	45	45	35 feet
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\* An additional ten feet shall be required to the requirements listed above on all side yards which abut a public or private street (corner lots)

\*\* For R-5 Districts: Attached housing shall be exempt from side yard setback requirements, and may reduce lot width by 5 feet for each attached side. Further reduction may be permitted through conditional zoning. Attached buildings to include 3 or more units are only allowed with conditional approval regardless of zoning designation. For R-6 Districts: Single Family Attached Housing (Townhomes) only—interior single lots shall have a minimum required width of 20 feet with no required side setback and a minimum required lot area of 1500 square feet. Exterior units shall have a minimum lot width of 30 feet and a minimum required lot area of 2100 square feet.

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

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







## Town of Dallas, NC Bicycle and Pedestrian Plan

### EXECUTIVE SUMMARY January 2022

EXHIBIT 3E-1

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

The Town of Dallas includes approximately 3,08 square miles and is home to over 5900 residents. In recent years, Dallas has begun to experience the higher rates of growth and development activity that brings with it not only challenges to the transportation system and quality of life, but also the opportunity to enhance the existing infrastructure to include multiple modes of transportation to support the community's quality of life. Dallas is currently working on several initiatives for both local and regional connectivity - including the implementation of sidewalks from Dallas Park to Gaston College (linking both to our downtown), establishment of a Safe Routes to School program, and even possible integration into the Carolina Thread Trail network. The recommendations in this Bicycle and Pedestrian Plan will guide the future efforts to enhance the safe accommodation of bicyclists and pedestrians.

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

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

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

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

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

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

#### **3.0 Methodology**

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

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

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

#### **4.0 Recommendations and Next Steps**

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

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

Jre 1 - Bicycle & Pedestrian Improvement Recommendations

Town of Dallas Bicycle and Pedestrian Plan Multimodal Recommendations

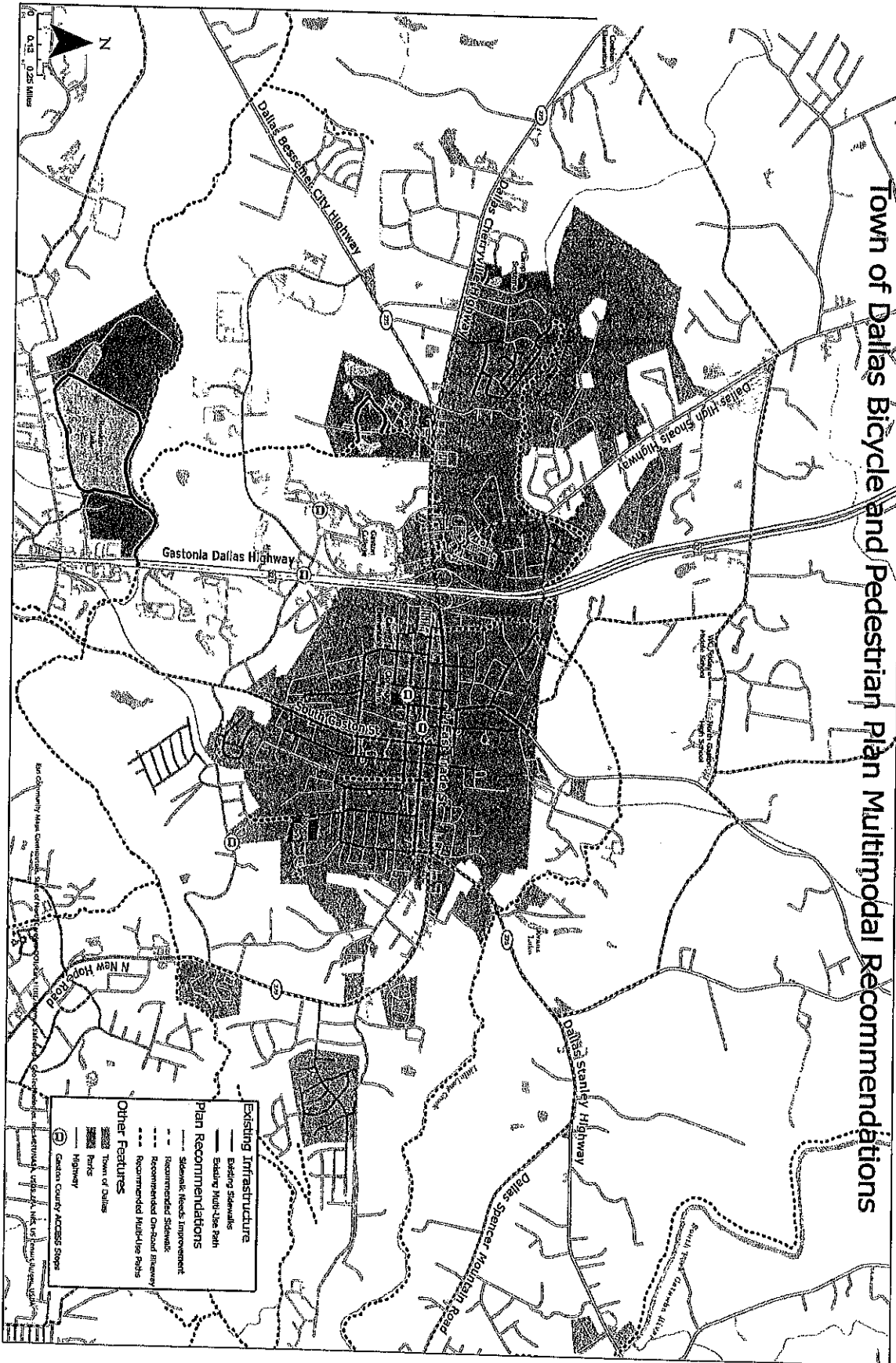


Table 1 – Sidewalk Improvement Recommendations

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



Table 2 - Bicycle / Shared Use Path Improvement Recommendations

ID #	Road	From	To	Project Description	Length (Linear Feet)	Facility Type	Projected Project Cost
DP-2	Dallas Stanley Highway / North Davis Street	Kiser Dairy Road	E. Main Street	On-street bike lanes on both sides of the street. Adequate right-of-way, though additional pavement will be required.	4,835	BL	\$ 1,710,000
DP-4	E. Main Street	N. Gaston Street	N. College Street	On-street bike lanes, constructed where existing on-street parking is present. Alternative implementation of shared lane.	413	BL	\$ 225,000
DP-1	Little Long Creek	Willis Road	NC-275	Shared-use path parallel to Little Long Creek.	8,883	SUP	\$ 4,330,000
DP-1	Little Long Creek	NC-275	Tower Road	Shared-use path parallel to Little Long Creek.	7,572	SUP	\$ 3,705,000
DP-1	Little Long Creek	Tower Road	Long Creek	Shared-use path parallel to Little Long Creek.	8,234	SUP	\$ 4,025,000
DP-11	S. Spargo Street	949 Feet South of Webb Street	Wooddale Court	Shared-use path connecting Jagers Park to Chapman Pointe.	1,137	SUP	\$ 655,000
DP-16	Dallas Cherryville Hwy / Leisure Ln / Sportsman Dr.	Gaston College Access Road	653 ft North of the South end of Sportsman Dr.	Shared-use path connecting existing trail in Dallas Park to Gaston College campus.	2,632	SUP	\$ 1,505,000
DP-16A	Dallas Cherryville Hwy	Leisure Ln	Camp Sertoma Rd	Trail connection to Summey Knoll / Eden Glenn. Improved connection to Dallas Park, Gaston College, and downtown Dallas.	3,528	SUP	\$ 2,190,000
DP-19	SR-279	SR-275	Robinson Clemmer Road	Shared-use path on east side of roadway. Potential concurrent implementation with programmed roadway project.	7,406	SUP	\$ 4,015,000
DP-22	SR-275	College Road	N. Walnut Street	Shared-use path, on south side of roadway, to replace sidewalks identified as "needing improvement" in CTP.	2,661	SUP	\$ 2,170,000
DP-20	Park Road	North Street	Willis Road	Shared-lane facility, to consist of signage and pavement markings.	1,304	SL	\$ 20,000
DP-21	North Street / McSwain Road / N. Walnut Road	Park Road	SR-275	Shared-lane facility, to consist of signage and pavement markings.	2,564	SL	\$ 20,000
DP-23	Main Street	N. Maple Street	N. Oakland Street	On-street bike lanes, constructed where existing on-street parking is present. Alternative implementation of shared lane.	360	BL	\$ 200,000
DP-24	Main Street	SR-275	N. Maple Street	Shared-lane facility, to consist of signage and pavement markings.	1,566	SL	\$ 20,000
DP-25	E. Main Street	N. College Street	E. Main Street	Shared-lane facility, to consist of signage and pavement markings.	2,485	SL	\$ 20,000

## AFFORDABLE HOUSING

- Total cost of housing is 30% or less of gross income

# AFFORDABILITY

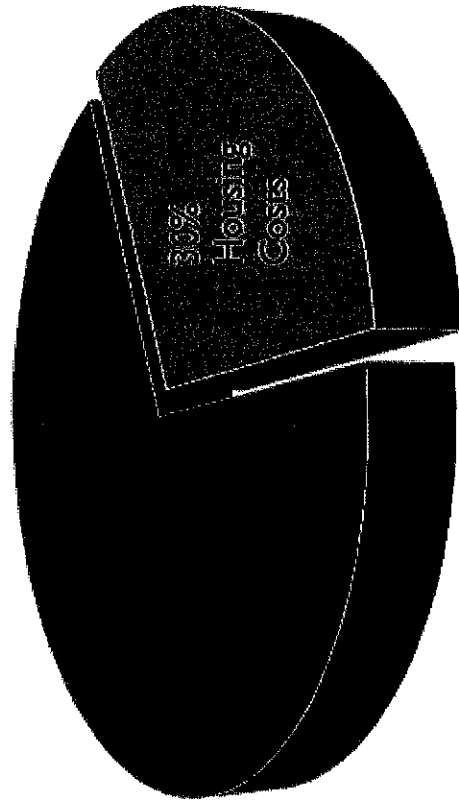
## FOR HOMEOWNERS

- Mortgage
- Utilities
- HOA
- Insurance

## FOR RENTERS

- Rent
- Utilities

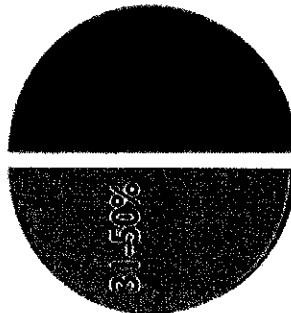
## GROSS INCOME



# AFFORDABILITY

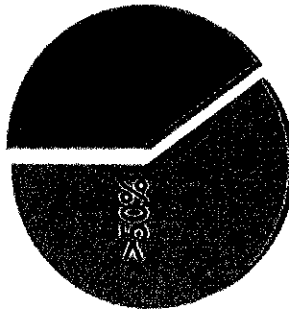
COST BURDENED

HOUSING COSTS

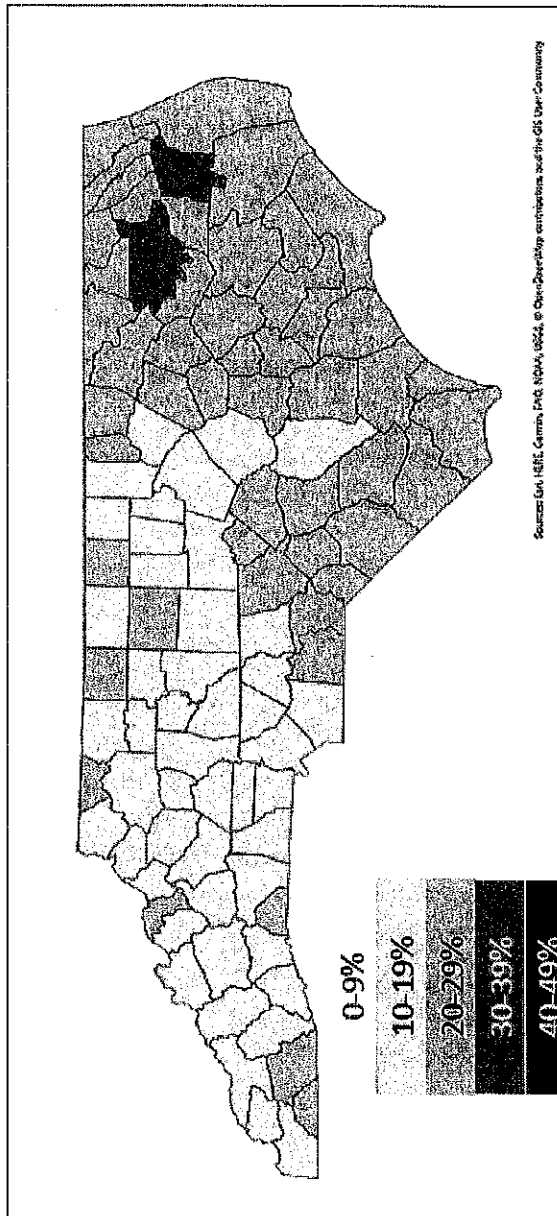


SEVERELY COST BURDENED

HOUSING COSTS

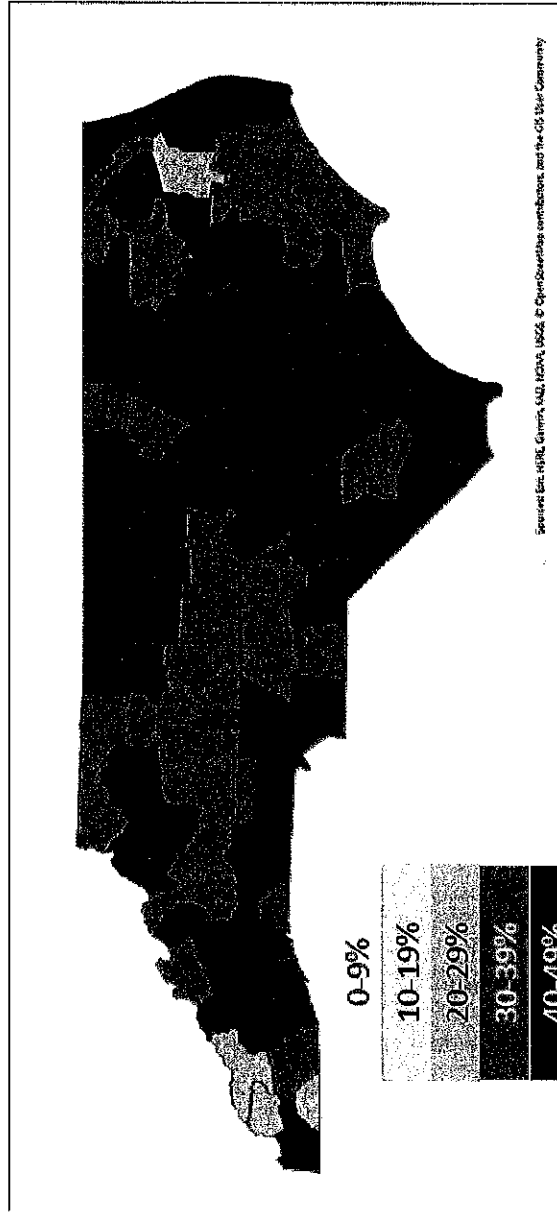






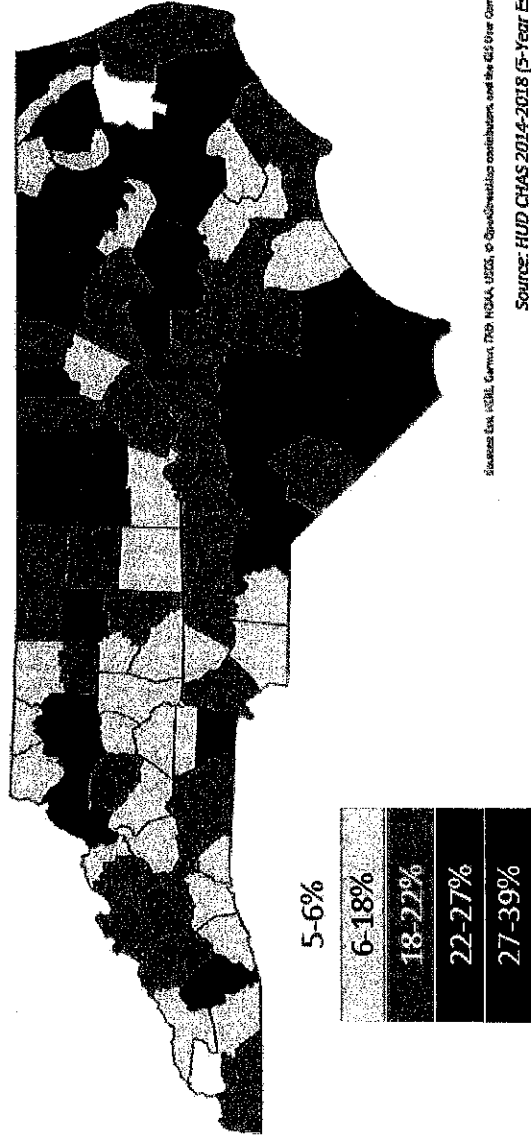
(Source: Tyler Mulligan, UNC SOG Affordable Housing

% OWNERS COST BURDENED



% RENTERS COST BURDENED

(Source: Tyler Mulligan, UNC SOG Affordable Ho



% RENTERS SEVERELY COST BURDENED

(Source: Tyler Mulligan, UNC SOG Affordable Housing)

# GASTON COUNTY SNAPSHOT

County Median Income (MI)	\$53,474
Renter MI	\$33,456
Median Rent	\$832
% renters cost burden (CB)	42%
% renters severe CB	21%
Homeowner MI	\$66,129
% owners CB	19%

Sources: NC Housing Finance Agency & US Census Bureau

## LOCAL GOVERNMENT REQUIREMENTS

- Establish a need
  - Activities serve a public need “only when the planning, construction, and financing of decent residential housing is not otherwise available”
  - Local Government cannot get directly involved with affordable housing unless the private industry cannot meet the need of the community
- Must focus on “low and moderate income (LMI)
  - Authority to aid persons up to 80% AMI only
  - At least 20% set aside for low income persons (60% AMI)

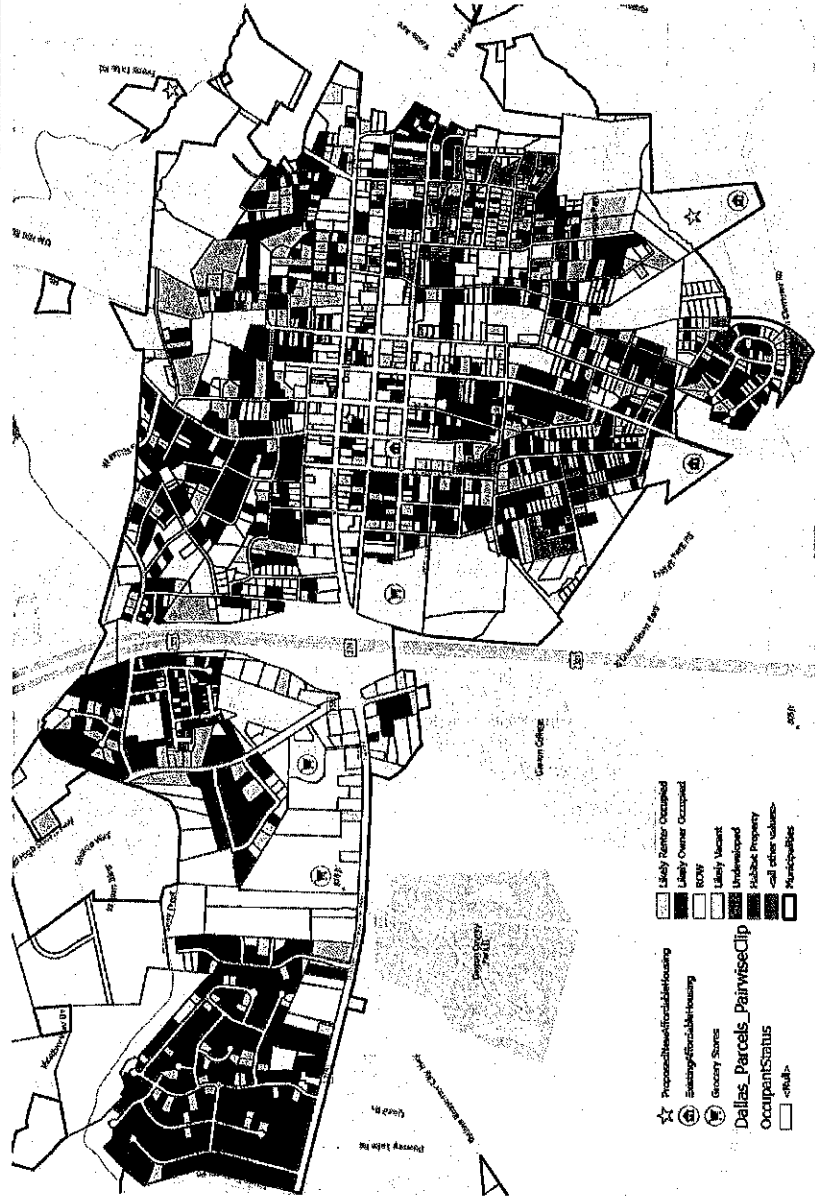
# AVENUES TO PURSUE

- PUBLIC PROGRAM
  - Publically owned and managed property that relies on federal funds
  - relaxed zoning regulations
- PUBLIC/PRIVATE PARTNERSHIPS
  - Development Incentives
  - Down payment assistance programs
- PRIVATELY OWNED PROGRAMS
  - Strictly constructed and managed by private industry (may still utilize federal funding)

# AFFORDABLE HOUSING APPROACHES

- **PRESERVATION**
  - Focus on existing stock
  - Seek revitalization grants
  - Provide assistance through Minimum Housing
- **PRODUCTION**
  - Development incentives
  - Allow diverse housing with zoning

# PRESERVATION





# PRESERVATION

- Rehab and Repair programs (CDB Grants)
- NCHFA programs (homebuyer assistance)
- Code Enforcement
  - Follow through with repair actions of minimum housing cases
  - Foreclose and bid in priority areas

# PRODUCTION

## Methods for supporting housing production

	Demand-side	Supply-side
Public		Public housing
Public-Private	Rental subsidy vouchers Credit repair Down payment assistance	LITC Necessary subsidy for private development of housing Removal of barriers to production
Private	Employer-sponsored down payment	Non-traditional loans "Mill" housing

# DIVERSIFYING HOUSING

- Lack of housing units at all price points puts pressure on affordable units
- Relax standards for conditional districts (double sidewalks, masonry facades, amenities, etc.)
- “Missing Middle”
  - Changing zoning regulations around townhomes, duplexes and triplexes
  - Include condos in the table of permitted uses
- Allow Manufactured Housing to be more accessible

