

**TOWN OF DALLAS  
MINUTES FOR BOARD OF ALDERMEN MEETING  
FEBRUARY 12, 2018  
6:00 PM**

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

The following staff members were present: Maria Stroupe, Town Manager; Da'Sha Leach, Town Clerk; Tom Hunn, Town Attorney; Allen Scott, Police Chief; Doug Huffman, Electric Director; Tiffany Faro, Development Services Director; Bill Trudnak, Public Works Director; Steve Lambert, Fire Chief and Jonathan Newton, Finance Director. Steven Aloisa, Recreation Director was absent.

Mayor Coleman called the meeting to order at 6:00 pm. He opened with the Invocation and the Pledge of Allegiance to the Flag followed. He welcomed everyone to the meeting and gave a special welcome to Stanley's Mayor Steven Denton.

Mayor Coleman read the meeting rules for the audience. He asked if there were any additions or deletions to amend the agenda. Alderman Huggins made a motion to approve the agenda, seconded by Alderman Withers, and carried unanimously.

Alderwoman Thomas made a motion to approve the minutes from January 8<sup>th</sup> Regular Meeting and January 22<sup>nd</sup> Work Session, seconded by Alderman Cearley, and carried unanimously.

**Consent Agenda:**

**Item 5A** was an Authorization of Submission of Written Off Accounts to NC Debt Setoff.

**Item 5B** was an Approval of FY2018 Audit Contract with Lowdermilk Church. (Exhibit A)

**Item 5C** was a Proclamation Recognizing Mr. Browdes Bratton. (Exhibit B)

**Item 5D** was a Resolution Requesting Services of Rural Planning Center. (Exhibit C)

**Item 5E** was an Approval of MOU with NC Rural Planning Center. (Exhibit D)

**Item 5F** was to Declare a Surplus Vehicle to Rescue Squad. (Exhibit E)

Alderman Withers made a motion to approve the Consent Agenda, seconded by Alderwoman Thomas, and carried unanimously. Mr. Browdes Bratton was in attendance with his pastor Reverend Allen, his brother Grady Bratton, and his nephew Glenn Bratton. He was presented his Proclamation before the Board Members and the audience.

**Recognition of Citizens:**

Andrew Macklem, 301 S. Gaston St., was on the agenda to speak but was not present.

Aaron Dellinger, 1118 Long Creek Rd., He gave information to the Board Members regarding Whiskey Mill and he is speaking on their behalf. He gave some details on what they would like to put in the Dallas location restaurant in regards to the jobs, merchandise, operation hours & days, monthly revenue projections, and their setup plans. He discussed their community efforts, and other programs that they participate in and plan to do so in Dallas.

**Recognition of Citizens continued.....:**

Jim Bailey, Stanley, NC., He is an applicant wanting to open a Sammy's restaurant in Dallas. He would like an opportunity to present information to the Town to disperse correct information to the public. He would like taxpayers to be informed and have a vote regarding the restaurant choice for Dallas. He would be willing to use Town funds if this is a requirement.

Charlotte Jenkins., 306 W. Main St., She apologized to the Board since she wasn't sure if her information that she received through the Gaston Gazette or the local Facebook group was accurate. She requested for the Board to consider for Mr. Bailey's restaurant Sammy's to be allowed to setup in Dallas and gave her reasons. She stressed that a financial statement be reviewed if the Town was considering any type of financing to any potential business in Dallas.

Christy Huffstettler, Thornburg Meadows in Dallas., She talked about the importance of the Dallas culture and how the restaurant Sammy's would be a better fit. She stated some of the benefits they would bring to Dallas. Ms. Huffstettler felt that all the benefits from Sammy's like the Celebrity Chef program would be great for the community.

Starletta Hairston, 407 W. Main St., She expressed her concerned about the Restaurant talk in the Town. She stated she hasn't seen or heard anything from the Aldermen about a Public Hearing for a restaurant. Ms. Hairston has no bias on any particular restaurant but would like to see information in a public meeting format so the public can express their opinion.

Carolyn Brown, Summey Knoll., She encouraged the Board to focus on the facts which sited Mr. Bailey offered more money than the other restaurateur. She explained how two-story building would be better. Ms. Brown talked about the benefits Sammy's would bring to the community as well as display historical information regarding Dallas.

Mr. Johnson, 700 Summey Farm Dr., He commended the Board Members on an outstanding job with developing the Town. He is also interested in attending a public hearing regarding the restaurant so the public can ask questions from both restaurant bidders. He would also like to know what the plan would be for the economic plan for Dallas.

Robert Kendrick., 408 S. Groves St., He is requesting to have the drop box lowered. He talked about crime in Dallas and needing surveillance cameras for cars speeding, running red lights, etc. He stated he still has water problems on Groves street that haven't been corrected yet. Mr. Kendrick stated he would like to see a restaurant like Jackson Cafeteria in Dallas.

Mr. Curtis Wilson, 438 S. Gaston St., He discussed the complexity of making hard decisions and trusting the Board to do what is best for Dallas. He prayed for the community and Board to make the appropriate decision in the best interest of the Town.

**Special Events & Requests for In-Kind Services:**

**Item 7A** was a Special Event Request from The Gaston County Museum of Art & History to help sponsor a concert by Merle Fest on the Road Concert. This is the partnership with the museum to help sponsor Merle Fest on the Road featuring The Waydown Wanderers, The Barefoot Movement, and Andy May to be held on Friday, March 2, 2018 from 6:30 pm – 9:00 pm upstairs in the Court House. They are requesting \$3000 from the Town in support of this event. This event is in partnership with the Gaston County Museum and the Town of Dallas for the third time for this specific event. This event is free (ticketed) to the public and it is estimated to have is 175 people in attendance. This event has limited space. Alderman Withers made a motion to approve, seconded by Alderwoman Thomas, and carried unanimously. (Exhibit F)

Alderman Cearley encouraged the audience to watch the PBS special program that the Gaston County Museum of Art & History created regarding the history of Dallas.

## **Special Events & Requests for In-Kind Services continued.....:**

**Item 7B** was a Special Event Request from The Gaston County Museum to help sponsor the Easter Egg Hunt. This is an annual event held in partnership with the museum to be held on Saturday, March 21, 2018 from 1:30 pm – 3:00 pm. The event will begin with an egg hunt on the Court square followed by fun activities including games and a “Bunny Run”. The estimated attendance is 800 people. They are requesting \$500 from the Town in support of this event. This event is scheduled Set up will begin about 10:00 am and the necessary road closures will need to begin at approximately 12:00 pm until the conclusion of the event. The block of W. Main St. will be closed from 12:00 pm until 3:00 pm. Alderman Cearley made a motion to approve as presented, seconded by Alderman Withers, and carried unanimously. (Exhibit G)

## **Public Hearings: None**

## **Old Business: None**

## **New Business:**

**Item 10A** was a Resolution to Adopt a Town Center Plan. In April 2014, the Town received a Town Center Plan prepared by Kiser Planning and Development, which recommended strategies for revitalizing the Town Center as well as to preserve the historic integrity. This plan has been adopted by implementation but not formally. The Town Center Plan encompasses the Downtown area of the Town and also includes the Town’s Central Business District, and the existing historic character of Dallas. Adopting the Town Center Plan will ratify the actions taken based on the plan. Alderman Huggins made a motion to adopt, seconded by Alderman Withers, and carried unanimously. (Exhibit H)

**Item 10B** was a Resolution to Subdivide/Re-combine Town Center Parking Lot Property. The Town purchased property located at 130 W. Trade St. in January 2015. There were plans and a parking lot installed that crosses multiple Town owned parcels. The Town has identified what parcels are still needed for Town use and what is not. The Town intends to hold some property for Economic Development purposes. Adopting the Resolution will allow Staff to subdivide, recombine Town owned parcels, and to set a public hearing to be held on March 12, 2018 for adoption of the subdivision. Alderwoman Thomas made a motion to adopt, seconded by Alderman Withers, and carried unanimously. (Exhibit I)

**Item 10C** was to Set a Public Hearing for Accessory Structure Ordinance. The Development Services Director is suggesting a complete review and update of the Town’s current ordinance related to accessory structures and pools to ensure the ordinance properly outlines the desired requirements and limitations within the Town limits, while still offering the residents the ability to maximize the use of their land. In 2016, the 153.009 Accessory Structure on Residential Lot ordinance was revised but there has been 2 approved variance requests. The Planning Board met on January 18<sup>th</sup>, 2018 to evaluate this ordinance and made recommendations for the Board. Staff would like to set a public hearing for March 12, 2018 to hear proposed updates regarding this ordinance. Alderwoman Thomas made a motion to set the public hearing, seconded by Alderman Cearley, and carried unanimously. (Exhibit J)

## **Manager’s Report:**

-Recreation Committee will meet to plan the Town events for the upcoming year on Tues at 10:30, and the Administration Committee will meet Monday at 1:30 to review workforce information. Department Heads will present their proposed budgets for their department. A draft budget recommendation will be presented to the full Board at the work session on March 26<sup>th</sup>.

-Manager will be in class in Chapel Hill for training Tues. Feb 20<sup>th</sup>-Thurs., 22<sup>nd</sup>. Will be back in the office on Friday the 23<sup>rd</sup>. This training will be complete in April 2018.

**Department Updates, and General Information: None**

Alderman Withers made a motion to go into a closed session pursuant to G.S. §143-318.11 (a)(4) to discuss matters relating to the location of expansion of industries or other businesses in an area served by this public body, including agreement on a tentative list of economic development incentives that may be offered in negotiations, seconded by Alderman Huggins, and carried unanimously. (6:40)

**Closed Session:**

A. Expansion of industries or other businesses

Alderman Huggins made a motion to exit the Closed Session, seconded by Alderman Withers, and carried unanimously. (8:12)  
No Action Was Taken.

Alderwoman Thomas made a motion to adjourn, seconded by Alderman Cearley, and carried unanimously. (8:14)



Rick Coleman, Mayor



Da'Sha Leach, Town Clerk





**TOWN OF DALLAS, NORTH CAROLINA****REQUEST FOR BOARD ACTION**

DESCRIPTION: Approval of Audit Contract for FY2017-18

AGENDA ITEM NO. 5B

MEETING DATE: 2/12/2018

**BACKGROUND INFORMATION:**

Lowdermilk Church & Co. have conducted the past four years' audits and have completed the work professionally and in a timely manner. It is the recommendation of Staff to contract with Lowdermilk Church & Co. for the FY2017-18 annual audit. The contract outlines that they will conduct the audit for \$18,600, prepare the annual financial statements for \$4000, and assist with year-end bookkeeping for \$2500; for a combined total of \$25,100 for all services. This reflects a \$500 (2.0%) increase from last year's cost. For comparison, the last audit conducted by Collis and Associates for FY2012-13 cost the Town \$26,500 for the same services.

The NC Local Government Commission division of the State Treasurer's Office requires that the Town approve this contract first before submitting to their office for final approval.

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**MANAGER'S RECOMMENDATION:**

To approve the contract proposal from Lowdermilk Church & Co. for auditing services for FY2017-18 in the amount of \$25,100.

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**BOARD ACTION TAKEN:**

## Proclamation of Black History Month

### 2018 National Black History Month

WHEREAS, throughout the month of February, Black History Month will be observed in our State and Nation as a tangible way of encouraging all citizens to learn about and appreciate the contributions of African Americans and their impact on our past, present, and future; and

WHEREAS, arriving in bondage, but persevering toward freedom, African Americans helped build North Carolina and craft its unique character; and

WHEREAS, African American legends such as writer Maya Angelou, freedom fighter Harriet Jacobs, educator Dr. Charlotte Hawkins Brown, scholar John Hope Franklin, sport hero Michael Jordan, artist Romare Bearden, and musicians John Coltrane and Thelonious Monk went from being citizens of North Carolina to citizens of the world; and

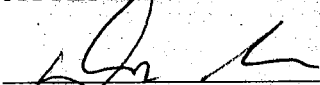
WHEREAS, North Carolina's African American history is celebrated and studied at State Historic sites such as Historic Edenton, Charlotte Hawkins Brown Museum, Somerset Place, Historic Stagville, Reed Gold Mine, Tryon Palace Historic Sites & Gardens, Roanoke Island Festival Park, and the N.C. Transportation Museum; and

WHEREAS, Black History Month pays tribute to and recognizes the numerous outstanding accomplishments, past and present, that African Americans make to our community, state, nation, and the world;

NOW, THEREFORE, the Town of Dallas Board of Aldermen, as adopted this the 8<sup>th</sup> day of January 2018, do hereby proclaim February 2018 as "BLACK HISTORY MONTH" and call upon the citizens of Dallas to observe and commemorate Black History Month as we celebrate the accomplishments and contributions of African Americans.

  
Rick Coleman, Mayor

ATTESTED:

  
Da'Sha Leach, Town Clerk



Resolution Requesting the Services of the NC Rural Planning Program for Economic  
Development Strategic Planning Assistance

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**WHEREAS;** The Board of Aldermen of the Town of Dallas would like to Develop a Strategic Plan for Economic Development, beginning with an Economic Development Governing Body Workshop; and,

**WHEREAS,** The Board of Aldermen would like assistance with this project from the North Carolina Department of Commerce, Main Street and Rural Planning Center; and,

**WHEREAS,** The Rural Planning Program and the Town have reached mutual agreement on the work to be performed;

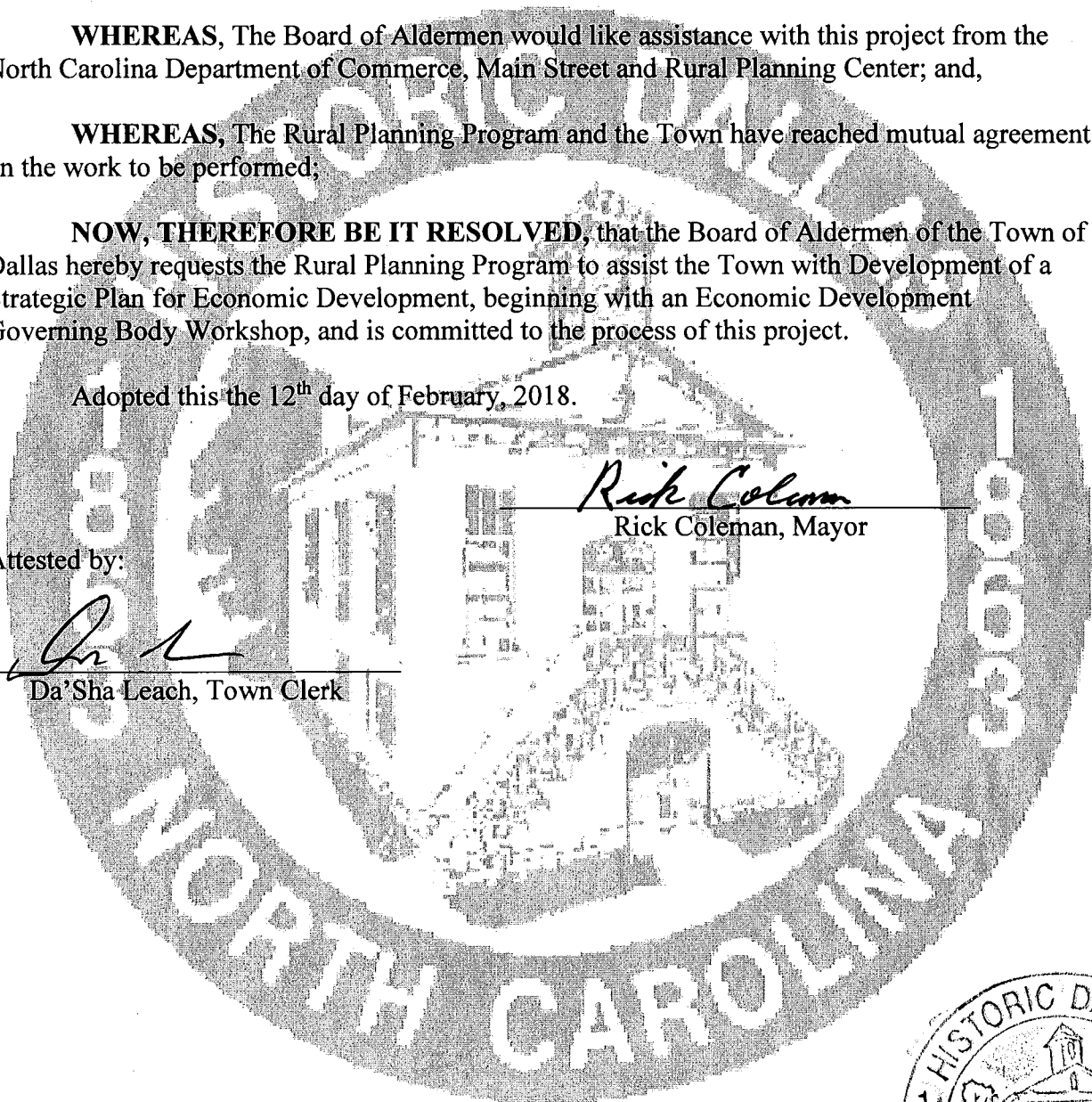
**NOW, THEREFORE BE IT RESOLVED,** that the Board of Aldermen of the Town of Dallas hereby requests the Rural Planning Program to assist the Town with Development of a Strategic Plan for Economic Development, beginning with an Economic Development Governing Body Workshop, and is committed to the process of this project.

Adopted this the 12<sup>th</sup> day of February, 2018.

  
Rick Coleman, Mayor

Attested by:

  
Da'Sha Leach, Town Clerk

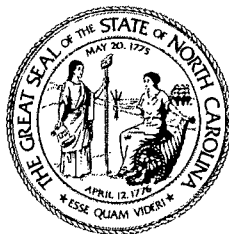


**MEMORANDUM OF UNDERSTANDING**

NC Department of Commerce, Rural Economic Development Division,  
NC Main Street and Rural Planning Center  
(Rural Planning Program)  
February 12, 2018

Re: Assistance with Economic Development Planning

- 1) As part of the Town of Dallas request for service to be provided by the Rural Planning Program ("Program"), below you will find several conditions pertaining to these services. Please sign below to signify your agreement.
- 2) As part of the NC Department of Commerce, the state's lead agency for promoting economic development and prosperity, the Program provides services and assistance to add value to community economic development efforts. In this context, clients are requested to provide data which demonstrates the economic impact of the services provided within one (1) year of project completion.
- 3) The mission of North Carolina Main Street and Rural Planning Center ("Center") is to work in regions, counties, cities, towns, downtown districts and in designated North Carolina Main Street communities, to inspire placemaking through building asset-based economic development strategies that achieve measurable results such as investment, business growth and jobs, and within that mission, the Center may share successful "best practices" with other communities when appropriate. In this context, relevant materials produced from the project and economic outcomes may be shared with other communities as needed.
- 4) For assistance with Economic Development Strategic Planning), the Town of Dallas will be responsible for paying for project-related expenses incurred by Rural Planning Center staff while providing services, such as transportation, meals, lodging, and other costs directly related to the project. The Center bills its clients for such monthly, and payment is generally due within 30 days following receipt of the invoice. For travel billing, the Department of Commerce uses the Internal Revenue Service (IRS) business standard mileage rate, which is 54.5 cents per mile. Other travel related expenses shall be billed at rates consistent with the Department of Commerce's Travel Policy in effect when the expenses were incurred.
- 5) The Center currently has a staff with various skill sets in economic and community development planning and is responsible for delivering services throughout the state. When the Center accepts a project its goal is to complete the project in a timely and responsible manner. In the event of staff turnover, budget reductions, or other unforeseeable events, however, we may be compelled to place a project in an indefinite "hold" status until replacement staff resources can be secured. In rare cases, where very



specialized staff skills are unable to be replaced, the project commitment may be terminated. Projects may also be re-prioritized consistent with departmental or division policies.

- 6) The project will tentatively be scheduled to begin as soon as scheduling permits and completion will be targeted within one year. The lead planner for this project will be Jeff Emory.

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Town Manager  
Town of Dallas

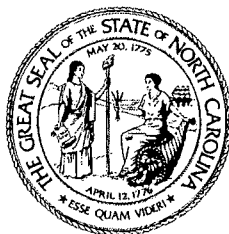
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Date

Please sign, date, and return to:

Darren Rhodes, Rural Planning Program Administrator  
[drhodes@nccommerce.com](mailto:drhodes@nccommerce.com)

NC Department of Commerce  
Rural Economic Development Division  
NC Main Street and Rural Planning Center  
450 West Hanes Mill Road, Suite 101  
Winston-Salem, NC 27106



Resolution to Declare Surplus and Donate Vehicle to Dallas Rescue Squad

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**WHEREAS;** The Board of Aldermen declare as surplus a 2004 Chevrolet WT Pickup Truck (VIN 1GCEK14T54Z137964); and,

**WHEREAS,** in accordance with General Statute §160A-280, the Town may donate this vehicle directly to the Rescue Squad, who will continue to use it for a public purpose; and,

**WHEREAS,** The Dallas Rescue Squad has need of such a vehicle to continue to protect the lives of the citizens of the Town of Dallas;

**NOW, THEREFORE BE IT RESOLVED,** that the Board of Aldermen of the Town of Dallas hereby donates the said vehicle to the Dallas Rescue Squad.

Adopted this the 12<sup>th</sup> day of February, 2018.

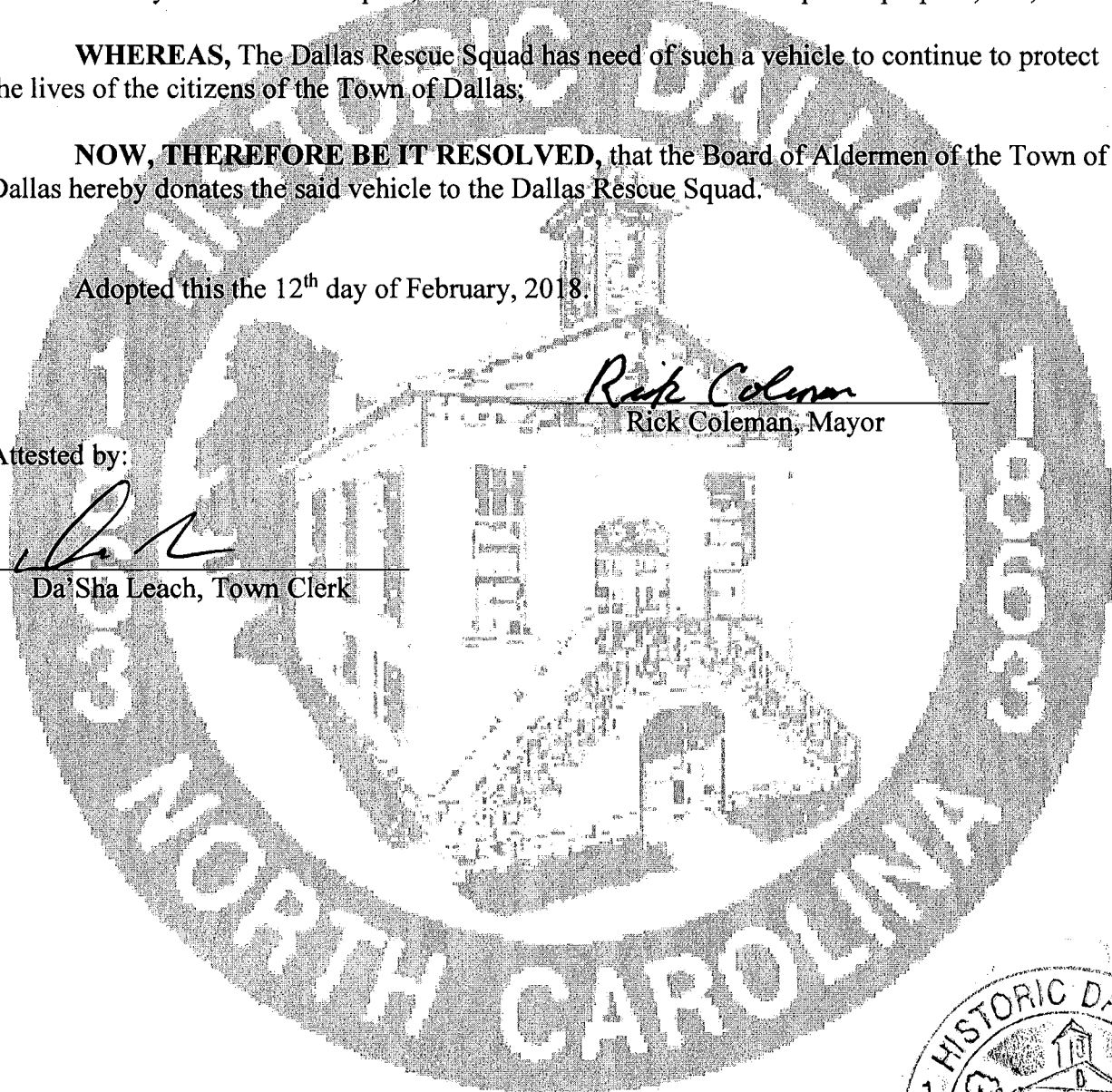


Rick Coleman, Mayor

Attested by:



Da'Sha Leach, Town Clerk





Town of Dallas

## Special Events/ Activities Application

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

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best assist you. Depending on the specific event, a permit application and/or fee(s) from other departments may be required.

The applicant is responsible for providing complete and accurate information on the application, including an attached detailed site plan when applicable. The applicant is responsible for notifying the Town of Dallas of any changes after submittal of the application. Incomplete applications will not be accepted. A complete application must be submitted at least 30 days prior to the event.

### APPLICATION INFORMATION

<b>Name of Event:</b>	Concerts @ the Courthouse featuring MerleFest on the Road		
<b>Facility Requested:</b>	Historic Dallas Courthouse		
<b>Applicant Name:</b>	Jason Luker		
<b>Organization:</b>	Gaston County Museum of Art & History		
<b>Mailing Address:</b>	131 West Main Street		
<b>City / State / Zip:</b>	Dallas, NC 28034		
<b>Daytime Phone:</b>	704-922-7681 ex.101	<b>Cell:</b>	
		<b>E-Mail:</b>	jason.luker@gastongov.com
<b>Description of the Event:</b>	GCM, through support from the Town of Dallas and the Department of Travel & Tourism will offer a free admission concert inside the historic Dallas courthouse. This concert will feature three bands including The Way Down Wanderers, The Barefoot Movement, and Andy May.		
<b>Does the event have a Facebook, Twitter, or other social networking page:</b>	No		
<b>If yes, please list URL(s):</b>	N/A		
<b>Date (s) Requested for Event:</b>	Friday, March 2, 2018		
<b>Event Start Time:</b>	6:30pm	<b>Event End Time:</b>	9:00pm
<b>Road Closure Time Begins (if applicable):</b>		<b>Road Closure Time Ends:</b>	
<b>Set Up Begins:</b>	3:30pm	<b>Set Up Ends:</b>	10:00pm
<b>Preferred Date &amp; Time of Inspection (if required):</b>			
<b>Estimated Attendance:</b>	175		
<b>The Event is:</b>	<input type="checkbox"/> Private (by invitation only)	or	<input checked="" type="checkbox"/> Open to General Public
<b>Describe the procedures to be used for selecting vendors and exhibitors for this event:</b>			
GCM will organize all food and beverage vendors and vendors will preregister with GCM prior to the event.			
GCM is planning for one beverage vendor for this event.			

**Applicant's Signature:** \_\_\_\_\_ **Date:** 1/26/18

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant must attend the meeting.

**TENTS / CANOPIES / MEMBRANE STRUCTURES**

Will tents/canopies/membrane structures be used for events? proceed to next section.)		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (if no)
# of Canopies	<input type="text"/>	(fabric structure that is open without sidewalls on 75% or more of perimeter)	
# of Tents	<input type="text"/>	(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)			
*Is any individual canopy greater than 400 square feet?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
*Is there any individual canopy or group of canopies <b>open on all sides</b> exceeding 700 square feet <b>without</b> 12 ft. Of clear space between all other permanent and temporary structures?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
*Is any individual tent or membrane structure greater than 200 sq. ft?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
*Is there any individual or group of tents or membrane structures 200 sq. ft. <b>without</b> 12 ft. of clean space between all other permanent and temporary structures?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**VOICE / MUSIC AMPLIFICATION**

Are there any musical entertainment features related to your event? proceed to next section.)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (If no)
If yes, state the number of stages, number of bands and type of music:			
Number of stages:	<input type="text"/>	Number of Bands:	<input type="text" value="3"/>
Type(s) of music:	<input type="text" value="Folk, Country, and Bluegrass"/>		
Will your event use amplified sound:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:		Start Time: <input type="text" value="6:30pm"/>	Finish Time: <input type="text" value="9:00pm"/>
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="5:00pm"/>	Finish Time: <input type="text" value="6:00pm"/>

\* Must comply with Town of Dallas general entertainment ordinance.

**HAZARDOUS MATERIALS**

Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>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.</b>			
Will there be any portable heaters?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any deep fat fryers?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any fireworks, lasers, torches, candles or pyrotechnics?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will generators or electrical power be used?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



**VENDORS**

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

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

If yes, company name?

Company address:

List details, if any:

**Applicants contracting with amusement ride companies are required to provide the Town of Dallas with a certificate of insurance, naming applicant and the Town of Dallas (if applicable) as additional insured on general liability.**

Does the event include food vendors?  Yes  No

If the event will have food vendors, please check the following that apply:

Served  Sold  Catered  Prepared Outdoors

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

If yes, please list each vendor and specify cooking method (Gas, Electric, Charcoal, Other)

(Use additional sheet if necessary)

Vendor	Cooking Method	Food Item
Ole Dallas Brewery	N/A	Beverages

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 events.

**VENDORS**

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

VENDOR NAME	ADDRESS	PHONE NUMBER (S)

**EVENT SCHEDULE**

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

(Use additional sheet of paper if necessary)

DATE	TIME	ACTION	ADDITIONAL NOTES
3/2/2018	3:00pm	GCM staff arrive to start set up	The downstairs of the courthouse will be used as a "Green Room" for the band.
3/2/2018	3:30pm	Sound equipment set up will begin	
3/2/2018	5:00pm	Sound Check	
3/2/2018	5:30pm	Vendor Arrives	
3/2/2018	6:30pm	Concert Begins	
3/2/2018	7:15pm	Intermission	
3/2/2018	9:00pm	Concert Ends	
3/2/2018	10:00pm	Courthouse is Cleared	

**SERVICES**

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

**TRASH CONTAINERS**

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

Will the event be serving/selling/distributing beverages?  Yes  No

If yes, in what containers will they come packaged in?

aluminum cans  glass bottles/jars  plastic bottles/jugs/jars

How many trash cans are you requesting for trash?

How many recycle carts are you requesting?

Delivery Location?

Date and Time for rollout carts to be emptied?

Date and Time for rollout carts to be picked up?

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

**PUBLIC PROPERTY CLEAN-UP**

Contracted personnel or volunteers may be used if indicated below. What is the clean-up plan for the event?  
GCM staff will ensure that the Courthouse will be cleared by the end of the event.

**SAFETY AND SECURITY (CHECK TYPES OF SECURITY USED)**

Stage Security  Event Area Security  Road Closure Security

Other

Overnight Security From  :  To  :

Dates & Times security will be on site:

Security provided by:

Number of Security Personnel:

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

**SITE PLAN**

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

- 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.
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.
- Identify location of any generators and fuel storage.

**SITE PLAN SKETCH**

This event will take place within the historic Dallas courthouse. There will be no set up in the court square.



**ROAD CLOSURES**

If your event involves road closures, a parade, a foot or bike race, any other type of procession, or more than one location, please attach a Route and Traffic Plan. Include the required information (listed below) and any additional information that you believe apply to your event. When planning a moving route, the Dallas Police Department is available to assist you in planning your route.

- 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 lies in the sole discretion of the Town of Dallas. The Town of Dallas 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.**

I have selected preapproved route  OR sketch below or attach a detailed map routing your proposed procession.

Applicant's Signature: 

Date: 1-26-18



FOR IMMEDIATE RELEASE

## **MerleFest on the Road Announces 10 Tour Dates**

*Pre-Festival Shows Give Fans a Sneak Peak of MerleFest 2018*

WILKESBORO, N.C. (January 23, 2018) – **MerleFest**, the popular music festival founded by the legendary Doc Watson and presented by Window World, offers music lovers a sneak peek of this spring's festival when **MerleFest On the Road** tours throughout the Southeast during March. The tour will feature select artists that will to perform at MerleFest 2018 or have performed previously at the festival: **The Way Down Wanderers, The Barefoot Movement and Andy May.**

### **Tour Dates:**

February 22 – Charlottesville, VA – The Southern Cafe and Music Hall

February 23 – Bristol, VA – The Birthplace of Country Music Museum

February 24 – Greensboro, NC – Van Dyke Performance Space

February 25 – Asheville, NC – The Grey Eagle

February 27 – Nashville, TN – Station Inn

February 28 – Duluth, GA – Red Clay Music Foundry

March 1 – West Jefferson, NC – Ashe Civic Center

March 2 – Dallas, NC – Gaston County Museum of Art & History

March 3 – Yadkinville, NC – The Willingham Theater

March 4 – Aberdeen, NC – The Poplar Knight Spot

“The MerleFest On the Road performers provide a sampling of the music that is a mainstay at MerleFest,” said Steve Johnson, MerleFest artist relations manager. “A diverse ‘traditional plus’ lineup is a big part of the festival. However, it is important to remember that MerleFest cannot be defined by just one genre. Doc Watson created the genre moniker of ‘traditional plus,’ meaning ‘the traditional music of the Appalachian region plus whatever other styles we were in the mood to play. Since the beginning, the people of the college and I have agreed that the music of MerleFest is ‘traditional plus’.”



**The Way Down Wanderers** -- Equal parts fast-paced and soulful, 5-piece modern-folk Americana act, The Way Down Wanderers, draw listeners in with energy, originality and soulful generosity. Playing, performing and writing together for just 4 short years, the Wanderers have built an enthusiastic and fast-growing following. Youthful and professionally trained, these young men captivate audiences with soaring instrumentals, foot stomping sing-alongs and a lively stage show and have created a buzz for themselves with

their unplugged, off-stage encores. The band’s debut, self-titled album, produced by Mike Marsh of the Avett Brothers and recorded at Sonic Ranch in El Paso TX, is now available wherever music is sold. Front-men and founders, Austin and Collin, met in their hometown of Peoria, IL when they joined the same folk band and embarked on their first tour at the ages of 14 and 18 years old. The two became fast friends and soon began writing music together, ultimately forming The Way Down Wanderers when Collin was 16 and Austin, 20 years old.

**The Barefoot Movement** -- Memorable melodies, lush harmonies, and exciting instrumentation: the music of Nashville, TN’s The Barefoot Movement is made up of all of these things and more. With one shoe-less foot firmly planted in the world of roots music, while the other wanders anywhere from the styles of pop to rock to R&B, their genre busting sound may be hard to define, but it is clearly infectious to anyone who hears it. Centered around the soaring vocals and songwriting of lead singer and fiddler Noah Wall, the band has been touring since 2009, and their most recent release was produced by Chuck Plotkin (Bruce Springsteen, Bob Dylan) and Hank Linderman (Eagles, America). Heralded by CMT Edge as “one of the most promising bands on the bluegrass scene,” the music remains as down to earth as their intention for members of their audience: sit back, relax, take your shoes off, and stay a while. With crowds teeming with enthusiasm at every performance, and new fans joining the fold across the



nation, word is surely spreading and the message is clear: barefoot is better. Won't you join the movement?



**Andy May** -- Veteran singer/songwriter, mandolinist, and champion guitar picker, Andy May, infuses his songwriting and shows with his trademark creativity, humor, and consummate musicianship. He draws from a deep well of traditional American music and his writing taps into styles from blues to Bluegrass, old-time country to contemporary folk, traditional reels to roots-rock. He often co-writes with his wildlife biologist-Master Gardener-lyricist wife, Lauren, who brings a certain earthiness and wit to their joint efforts.

Andy's latest album, *Room for Roots*, has played nationwide on independent Americana and Country Music radio, with multiple original songs charting. The album itself made *Roots Music Report's* 2016 Top Americana Country Album Chart.

Also an educator and mentor, Andy has provided performance opportunities for hundreds of young musicians at music festivals for nearly three decades through his beloved Acoustic Kids Showcases. This is his 18th MerleFest.

Johnson added, "We are delighted to showcase some of the finest artists from MerleFest lineups. MerleFest regulars tell us that they can hardly wait for every April to arrive, and now they don't have to! We believe that the fans who catch a MerleFest On the Road show will be more enthusiastic than ever for the festival in April."

MerleFest 2018 will take place from **April 26 - 29** on the campus of Wilkes Community College in Wilkesboro, N.C., where the MerleFest on the Road artists will be joined by **Kris Kristofferson, Jamey Johnson, Rodney Crowell, Rhiannon Giddens, Elephant Revival, The Devil Makes Three**, a Midnight Jam hosted by **Town Mountain** and **Jim Lauderdale**, among many others. The MerleFest website ([www.merlefest.org](http://www.merlefest.org)) provides additional information about the festival, including the full released lineup, artists details, and the opportunity to purchase tickets.

### **About MerleFest**

MerleFest was founded in 1988 in memory of the son of the late American music legend Doc Watson, renowned guitarist Eddy Merle Watson. MerleFest is a celebration of "traditional plus" music, a unique mix of traditional, roots-oriented sounds of the Appalachian region, including old-time, classic country, bluegrass, folk and gospel and blues, and expanded to include Americana, classic rock and many other styles. The festival hosts a diverse mix of artists on its 13 stages during the course of the four-day event. MerleFest has become the primary fundraiser for the WCC Foundation, funding scholarships, capital projects and other educational needs.

**About Window World**

Window World, headquartered in North Wilkesboro, N.C., is America's largest replacement window and exterior remodeling company, with more than 200 locally owned offices nationwide. Founded in 1995, the company sells and installs windows, siding, doors and other exterior products, with a total of over 14 million windows sold to date. Window World is an ENERGY STAR partner, and its window products have earned the Good Housekeeping Seal for 10 consecutive years. Additionally, through its charitable foundation Window World Cares, the Window World family provides funding for St. Jude Children's Research Hospital, which honored the foundation with its Organizational Support Award in 2017. Since its inception in 2008, Window World Cares has raised over \$7 million for St. Jude. Window World Inc. also supports the Veterans Airlift Command, a non-profit organization that facilitates free air transportation to wounded veterans and their families. For more information, visit [www.WindowWorld.com](http://www.WindowWorld.com) or call 1-800 NEXT WINDOW. For home improvement and energy efficiency tips, décor ideas and more, follow Window World on [Facebook](#) and [Twitter](#).

For more information, visit [www.MerleFest.org](http://www.MerleFest.org).

To access high-resolution **courtesy photos** of performing artists, visit: <http://bit.ly/2i42tJa>.

###

**MerleFest Media Contact:**

The Press House

Maria Ivey

[maria@thepresshouse.com](mailto:maria@thepresshouse.com)

615-306-0737

Facebook: [MerleFest](#)

Twitter: [@MerleFest](#)

Instagram: [@MerleFest](#)

Hashtag: [#MerleFest](#)



Town of Dallas

## Special Events/ Activities Application

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

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best assist you. Depending on the specific event, a permit application and/or fee(s) from other departments may be required.

The applicant is responsible for providing complete and accurate information on the application, including an attached detailed site plan when applicable. The applicant is responsible for notifying the Town of Dallas of any changes after submittal of the application. Incomplete applications will not be accepted. A complete application must be submitted at least 30 days prior to the event.

### APPLICATION INFORMATION

<b>Name of Event:</b>	Easter Egg Hunt		
<b>Facility Requested:</b>	Historic Dallas Courthouse Square		
<b>Applicant Name:</b>	Jason Luker		
<b>Organization:</b>	Gaston County Museum of Art & History		
<b>Mailing Address:</b>	131 West Main Street		
<b>City / State / Zip:</b>	Dallas, NC 28034		
<b>Daytime Phone:</b>	704-922-7681 ex.101	<b>Cell:</b>	
		<b>E-Mail:</b>	jason.luker@gastongov
<b>Description of the Event:</b>	GCM in partnership with the Town of Dallas will host the annual Easter Egg Hunt on the Historic Square. Thousands of eggs will be placed around the square for kids ages 10 and under. The egg hunt begins at 1:00 pm. After the egg hunt, fun activities including games and the "Bunny Run" will take place until 3:00pm.		
<b>Does the event have a Facebook, Twitter, or other social networking page:</b>	No		
<b>If yes, please list URL(s):</b>	N/A		
<b>Date (s) Requested for Event:</b>	Saturday, March 24, 2018		
<b>Event Start Time:</b>	1:30pm	<b>Event End Time:</b>	3:00pm
<b>Road Closure Time Begins (if applicable):</b>	1:00pm	<b>Road Closure Time Ends:</b>	3:00pm
<b>Set Up Begins:</b>	10:00am	<b>Set Up Ends:</b>	1:00pm
<b>Preferred Date &amp; Time of Inspection (if required):</b>			
<b>Estimated Attendance:</b>	800		
<b>The Event is:</b>	<input type="checkbox"/> Private (by invitation only)	or	<input checked="" type="checkbox"/> Open to General Public
<b>Describe the procedures to be used for selecting vendors and exhibitors for this event:</b>			

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

1-26-18

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant must attend the meeting.

**TENTS / CANOPIES / MEMBRANE STRUCTURES**

Will tents/canopies/membrane structures be used for events? (proceed to next section.)		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (if no)
# of Canopies	<input type="text"/>	(fabric structure that is open without sidewalls on 75% or more of perimeter)	
# of Tents	<input type="text"/>	(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) <input type="text"/>			
*Is any individual canopy greater than 400 square feet?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
*Is there any individual canopy or group of canopies <b>open on all sides</b> exceeding 700 square feet <b>without</b> 12 ft. Of clear space between all other permanent and temporary structures?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
*Is any individual tent or membrane structure greater than 200 sq. ft?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
*Is there any individual or group of tents or membrane structures 200 sq. ft. <b>without</b> 12 ft. of clean space between all other permanent and temporary structures?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**VOICE / MUSIC AMPLIFICATION**

Are there any musical entertainment features related to your event? (proceed to next section.)		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (if no)
If yes, state the number of stages, number of bands and type of music:			
Number of stages:	<input type="text"/>	Number of Bands:	<input type="text"/>
Type(s) of music:	<input type="text"/>		
Will your event use amplified sound:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please indicate times:	Start Time: <input type="text"/>	Finish Time: <input type="text"/>	
Will sound checks be conducted prior to the event?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please indicate times:	Start Time: <input type="text"/>	Finish Time: <input type="text"/>	

\* Must comply with Town of Dallas general entertainment ordinance.

**HAZARDOUS MATERIALS**

Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>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.</b>			
Will there be any portable heaters?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any deep fat fryers?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any fireworks, lasers, torches, candles or pyrotechnics?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will generators or electrical power be used?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### VENDORS

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

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

If yes, company name?

Company address:

List details, if any:

**Applicants contracting with amusement ride companies are required to provide the Town of Dallas with a certificate of insurance, naming applicant and the Town of Dallas (if applicable) as additional insured on general liability.**

Does the event include food vendors?  Yes  No

If the event will have food vendors, please check the following that apply:

Served  Sold  Catered  Prepared Outdoors

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

If yes, please list each vendor and specify cooking method (Gas, Electric, Charcoal, Other)

*(Use additional sheet if necessary)*

Vendor	Cooking Method	Food Item

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

**VENDORS**

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

VENDOR NAME	ADDRESS	PHONE NUMBER (S)

**EVENT SCHEDULE**

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

**(Use additional sheet of paper if necessary)**

DATE	TIME	ACTION	ADDITIONAL NOTES
3/9/2018	5:00pm	All material for eggs purchased	
3/19/2018	5:00pm	All Easter Eggs are prepared	
3/24/2018	10:00am	Easter Egg Hunt Set up Begins	GCM Staff will set up area
3/24/2018	1:00pm	Easter Egg Hunt Set up Complete	Bounce House Open for Public
3/24/2018	1:30pm	Easter Egg Hunt Begins	
3/24/2018	2:00pm	Easter Egg Hunt Ends	GCM Staff begin clean up
3/24/2018	2:00pm	Games and Activities Begin	
3/24/2018	3:00pm	Event Ends	
3/24/2018	4:00pm	Courthouse Square Cleared	

**SERVICES**

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

**TRASH CONTAINERS**

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

Will the event be serving/selling/distributing beverages?  Yes  No

If yes, in what containers will they come packaged in?

aluminum cans  glass bottles/jars  plastic bottles/jugs/jars

How many trash cans are you requesting for trash?

How many recycle carts are you requesting?

Delivery Location?

Date and Time for rollout carts to be emptied?

Date and Time for rollout carts to be picked up?

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

**PUBLIC PROPERTY CLEAN-UP**

Contracted personnel or volunteers may be used if indicated below. What is the clean-up plan for the event?  
GCM staff will ensure that the Courthouse Square will be cleared by the end of the day.

**SAFETY AND SECURITY (CHECK TYPES OF SECURITY USED)**

Stage Security  Event Area Security  Road Closure Security

Other

Overnight Security From  :  To  :

Dates & Times security will be on site:

Security provided by:  Number of Security Personnel:

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

**SITE PLAN**

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

- 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.
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.
- Identify location of any generators and fuel storage.

**SITE PLAN SKETCH**

See Attachment



**ROUTE AND TRAFFIC PLAN**

**PARADE** (Includes floats, vehicles, and persons)

**BICYCLES**

**MARCH OR WALK** (persons only)

**FOOT RACE**

**VEHICLES ONLY** (Includes motorcycles)

**OTHER** (Description:

Number of Persons:

% Children:

Number of Vehicles:

Vehicle Types:

Number of Animals:

Kinds:

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

A series of horizontal lines for describing the event route, starting with a shaded header line and followed by approximately 20 empty lines.

**ROAD CLOSURES**

If your event involves road closures, a parade, a foot or bike race, any other type of procession, or more than one location, please attach a Route and Traffic Plan. Include the required information (listed below) and any additional information that you believe apply to your event. When planning a moving route, the Dallas Police Department is available to assist you in planning your route.

- 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.).

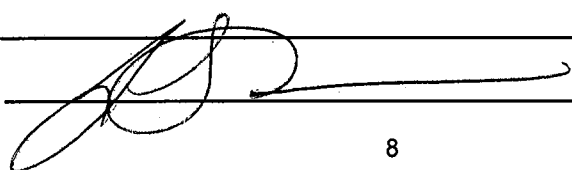
**Please Note:** All road closure requests will be strictly reviewed by the Town of Dallas. Approval, denial, or modification of all road closure requests lies in the sole discretion of the Town of Dallas. The Town of Dallas has final discretion over your Route and Traffic Plan including, but not limited 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.**

I have selected preapproved route  OR sketch below or attach a detailed map routing your proposed procession.

West Main Street between North Holland Street and North Gaston Street will need to be closed for foot traffic between the Dallas Historic Courthouse Square and the Gaston County Museum.  
 The closure will need to begin at 12:00pm and run until 3:00pm.  
 Any traffic can be re-routed to Trade Street or Church Street.  
 Parking will not be available in the road closure area, but all other parking areas will be open to the public.

Applicant's Signature: \_\_\_\_\_

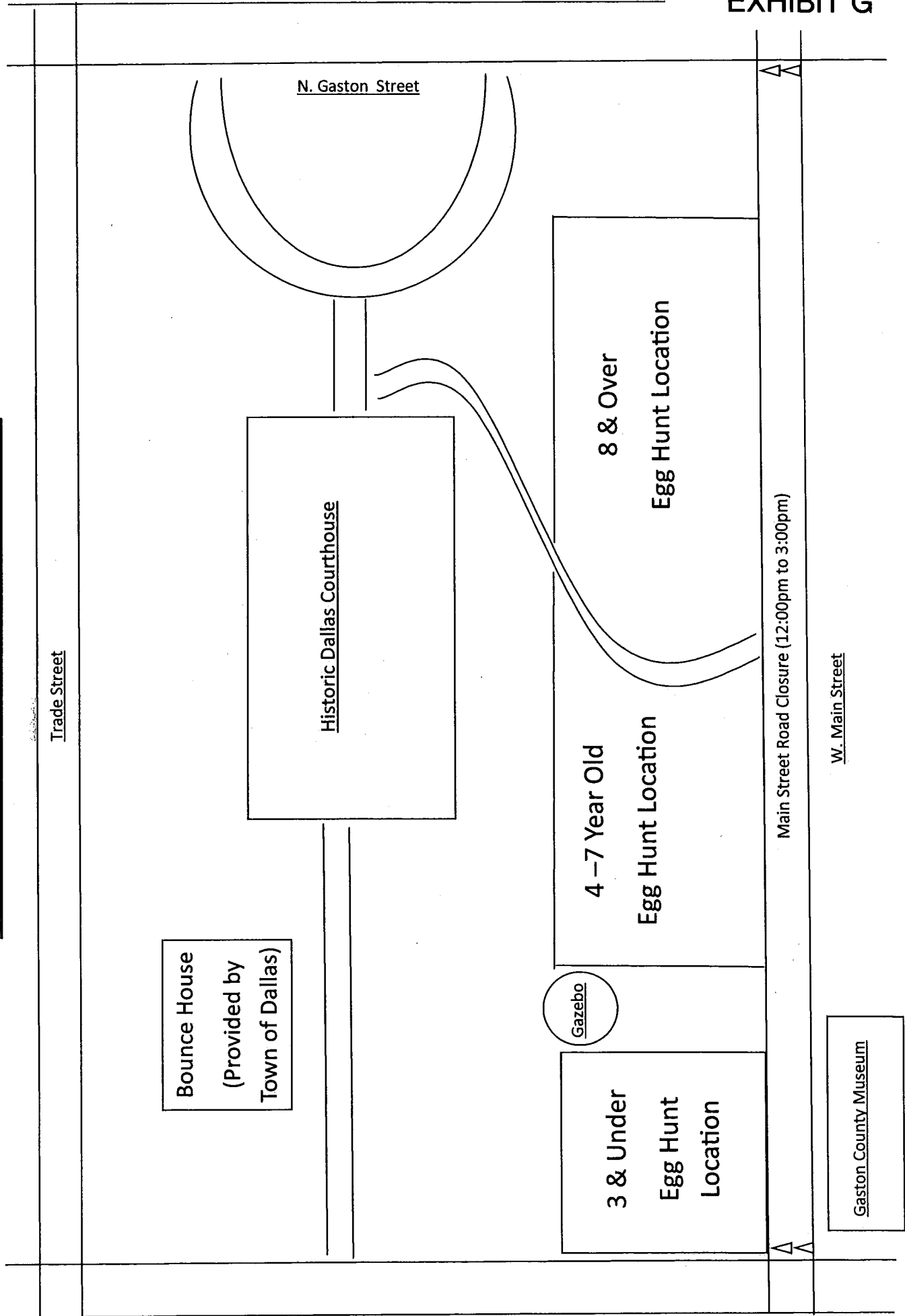


Date: \_\_\_\_\_

1-26-18

# Easter Egg Hunt

## March 24, 2018 Site Plan Sketch



N. Holland Street

N. Gaston Street

Trade Street

Main Street Road Closure (12:00pm to 3:00pm)

W. Main Street

Bounce House  
(Provided by  
Town of Dallas)

Historic Dallas Courthouse

Gazebo

3 & Under  
Egg Hunt  
Location

4-7 Year Old  
Egg Hunt Location

8 & Over  
Egg Hunt Location

Gaston County Museum

Resolution Approving and Ratifying Town Center Plan

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**WHEREAS;** North Carolina General Statute §160A-456 and §160A-457 authorizes towns to engage in community development programs and activities for the purposes of historic preservation and promoting economic activity. In April 2014, the Town of Dallas received a Town Center Plan prepared by Kiser Planning and Development, LLC; and,

**WHEREAS,** The Town Center Plan encompasses the Downtown area of the Town and also includes the Town's Central Business District, and:

**WHEREAS,** As stated in the Plan, the Town recognizes that the existing historic character of Dallas Town Center must be the foundation for revitalization and building a new future, both physically and economically. The historic assets of Dallas Town Center exist as its most important strength upon which to rebuild business in the Town Center; provide physical heritage as a framework for enhancing Town Center Design; promote Dallas Town Center for enhanced human activity, visitation, events, and attraction; and to garner community support for Town Center physical and economic development. The Town Center Plan sets forth recommended strategies for revitalizing Town Center to preserve historic integrity and stimulate economic development, and;

**WHEREAS,** The Town has been taking into account the strategies and priorities set out in the Plan in the Town's efforts to reenergize and revitalize the Town Center.

**NOW, THEREFORE BE IT RESOLVED,** by the Board of Aldermen of the Town of Dallas, North Carolina, as follows:

The Board approves the Town Center Plan and ratifies all prior actions of Town representatives in connection with the Plan. The Board authorizes all appropriate future actions to carry out the purposes of the Plan and this resolution. This resolution takes effect immediately.

Adopted this the 12<sup>th</sup> day of February, 2018.

*Rick Coleman*  
Rick Coleman, Mayor

Attested by:

*Da'Sha Leach*

Da'Sha Leach, Town Clerk



HISTORIC  
DALLAS



TOWN CENTER PLAN

PHASE I

ACCOMPANING REPORT

APRIL, 2014

PREPARED FOR: TOWN OF DALLAS

PREPARED BY:  
KISER PLANNING AND DEVELOPMENT, LLC

**HISTORIC DALLAS  
TOWN CENTER PLAN  
ACCOMPANING REPORT**

This report accompanies the Historic Dallas Town Center Plan Map, provides explanatory details for the Plan Map and sets forth a set of recommended strategies for revitalizing the Town Center. In terms of public physical improvements, the primary focus of this phase of revitalization is the 100 Block of West Trade Street, the intersections at both ends, and the Historic Courthouse and grounds. Future phases will address other street segments that surround the Historic Courthouse Square. There are also overall strategies proposed for immediate implementation that apply to the entire Town Center involving public-private-community cooperative efforts to reenergize the plan area.

**Historical Background**

In 2013, the Town of Dallas celebrated its Sesquicentennial. It is therefore fitting that upon 150 years of the Town's incorporation the initiation of a comprehensive program of projects and strategies directed toward the Town Center be adopted and carried out. As the Town Center cannot be separated from its distinctive history, no discussion of or plan for Dallas Town Center can be undertaken outside its historical context. The foundation of this plan rests upon this most basic premise: The existing historic character of Dallas Town Center is its most important asset—past, present and future. Any plan of revitalization must use this distinctive asset as the foundation for building a new future, both physically and economically.

Dallas as a settlement began well before its 1863 incorporation because its beginning goes to 1846 when the southern portion of Lincoln County was split by the General Assembly to form Gaston County. This act provided that the county seat, to be located in the center of the new county would be named for United States Vice-President George Miffin Dallas. Seventy-five acres of land was acquired by the County from Jesse Holland to establish a county seat settlement. The iconic Greek Revival courthouse was constructed in 1847, and remains today on a lovely square in the center of Dallas. Gutted by fire in 1874, the edifice was rebuilt within the original three-foot thick walls and remains today as the centerpiece of Dallas Town Center. The historic courthouse is owned by the Town of Dallas and is currently undergoing renovation and adaptive reuse. The County Jail was also constructed in 1847 on a separate parcel across Trade and Gaston Streets from the square. The jail remains structurally stabilized, yet needing rehab for public use, in the stewardship of Gaston County Museum. Following the construction of the courthouse and jail, the town began to grow with establishments supporting the functions of county seat as well as businesses and institutions for the community and area farm families. Dallas remained the county seat until 1911. But after two earlier failed attempts to move the seat to Gastonia, a third 1909 referendum passed and a new courthouse began construction in Gastonia. But while this and other factors probably stymied mid-Twentieth Century growth in Dallas Town Center, the result has been the remaining of a unique cluster of Nineteenth Century and Turn-of-the-Twentieth Century

buildings that may be unmatched in the Charlotte Region. These buildings in Dallas Town Center exist as a remarkable example of Southwestern Piedmont North Carolina small town/county seat living in the latter half of the Nineteenth Century. Since 1973, the Courthouse Square and buildings fronting opposite sides of bordering streets have been listed as a National Register District on the National Register of Historic Places, US Department of the Interior.

In addition to the former Gaston County Courthouse and Jail structures, significant early buildings remaining in the Dallas Town Center include:

- The 44-room Hoffman Hotel, 131 W. Main Street (now the Gaston County Museum), built in 1852.
- Rhyne Store, 1850, 130-132 N. Gaston Street.
- Sandifer-Friday House, 115 W Main c.1902, built by NC Senator Rbt. Sandifer
- Smyre-Pasour House, 113-115 N. Holland St. 1850, oldest residence on Square
- Holland-Friday House, 128 N. Gaston, mid-19<sup>th</sup> Century, boyhood home of William C. Friday.
- Roberts-Lewis House, 109 N. Holland, 1852.
- C&NW Railway Depot, built 1901, and relocated to 215 W. Main in 1976, renovated and adaptively reused by the Gaston Museum for educational purposes.
- Matthews Hotel/White House Hotel, 116 N. Gaston, c.1870.
- Setzer General Store Building, 124-130 W. Trade, early 1870's.
- Bank of Dallas Building, 146 W. Trade, c.1904.
- Lewis Mill Office, 117 N. Holland, 1904.
- Robert Rhyne House, 103 E. Main, 1901.
- Numerous other structures within several blocks of the Courthouse Square, such as Pinkney Summey House (1903); C.C. Cornwell House (c.1907); Dallas Baptist Church (1914); Holland-Jarell House, c.1848; Oscar Mason Sr. House, early 1900's; Moore-Wilkins-Houser House, c.1900; and, John Puett House, c.1880.

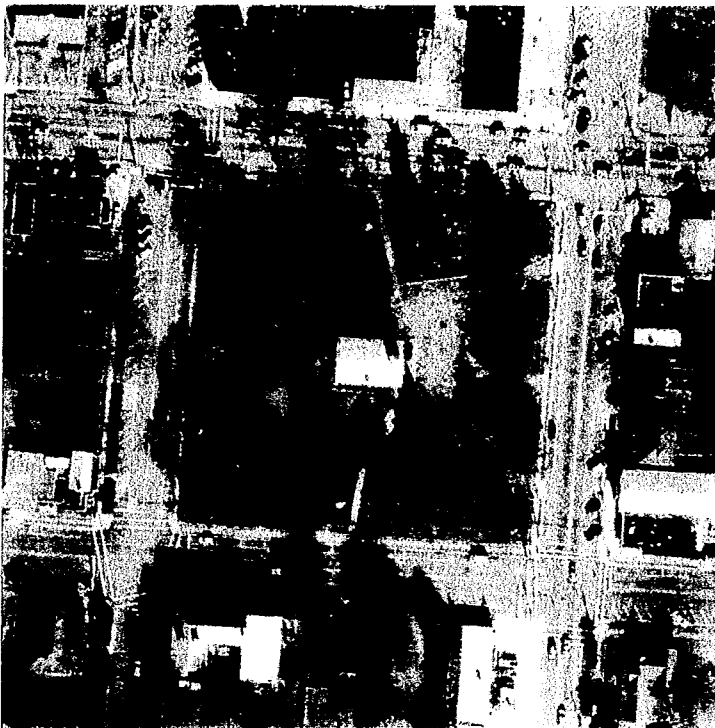
Unfortunately, several structures in Dallas Town Center have been lost over the recent decades. These include:

- Wilson-Spargo House, 109 W. Main, built late 1890's and featured an ornamental second story cantilevered porch, was demolished in the 1980's.
- Lewis House, 202 W. Trade, a massive ornate Victorian home.
- House at 113 North Holland.
- George Detter House, 216 W. Trade, built 1892, demolished 2013.

The Town of Dallas and its citizens are proud of this heritage and the unique position that the Town plays in the history of Gaston County and the Southwestern Piedmont of North Carolina. This is evidenced in a number of ways: The Town is devoting significant resources to the renovation and adaptive reuse of the Historic Courthouse for an events center; a new digital sign welcomes visitors to "Historic Dallas;" and, the notation of the Town's heritage, either pictorially or textually with most assets, operations and

communications. Dallas clearly understands the importance of the Town Center not only for the intrinsic value of its historic resources and the “sense of place” it provides, but also for how these resources can be used to forge a new path for its economic vitality. This report and its recommendations rests upon one primary premise:

*The historic assets of Dallas Town Center exist as its most important strength upon which to rebuild business in the Town Center; provide physical heritage as a framework for enhancing Town Center design; promote Dallas Town Center for enhanced human activity, visitation, events and attractions; and, to garner community support for Town Center physical and economic development.*



Aerial view of  
Dallas Town Center

### **Approach to Downtown Revitalization**

This report recommends that Dallas take generally the same Main Street Four Point Approach® to revitalization of Dallas Town Center as established by the National Main Street Center, Inc. (NMSC). NMSC is a subsidiary nonprofit corporation of The National Trust for Historic Preservation®. Although originally intended and used for downtowns larger than Dallas Town Center, the basic principles are quite applicable to Dallas, by just applying them on a smaller scale. In the 1960's and 1970's, various approaches to downtown revitalization in the USA often failed. Typically these focused on physical “improvements” that did more harm than good. And, they often failed to build upon (or even destroyed) the strongest physical asset of Main Streets—the historic character of their built environment. Community leaders failed to realize that this asset was unique to downtowns as well as enduring in the hearts of much of the public. Around 1980, the National Trust for Historic Preservation initiated the NMSC and its Main Street Four Point Approach® has become a proven success and *the* national model for downtown



revitalization in towns and small cities across the USA. For 33 years, this approach has been used *officially* in 2,000 American communities, resulting in \$54 billion in reinvestment, 450,000 jobs, and the rehabilitation of over 229,000 buildings. The affiliate North Carolina Main Street Center has directly assisted 61 designated Main Street Cities and Towns since 1980. In 2003, the NC affiliate initiated a Small Town Main Street program to assist communities under 7,500 population, such as Dallas, which are unlikely to pursue NC Main Street designation. While the Town of Dallas will likely not become an official Main Street community (or call itself one), it can certainly adapt and apply the proven, common sense Main Street Four Point Approach®. The four points are as follows:

- **Organization-** This means building partnerships with diverse organizations that have an interest in revitalization of Historic Dallas Town Center. This certainly includes the Town of Dallas and should also include town center businesses, property owners, interested citizens and community leaders, civic organizations, financial institutions, and community institutions such as the Gaston County Museum. It may also involve working with organizations that serve a broader area such as NCDOT, Gaston County Historic Properties Commission, Visit Gaston County, and the NC Main Street Center.
- **Promotion-** This involves creating greater interest and ownership by the community in the value of Dallas Town Center and ways to advance it as a center and focus for all aspects of community life- residential, business, institutional, social interaction, leisure, and celebration. For Dallas, promotion should also include measures to attract visitors to its historic assets to spend money and to promote greater appreciation of those assets by all of Gaston County.
- **Design-** This includes projects (both public and private) and policies that enhance the visual qualities and historic assets of Dallas Town Center. It also involves measures to enhance the town center as an enjoyable people-friendly place. This report will propose various Town initiatives designed to enhance visual quality and promote the town center as an enjoyable place for people to come.
- **Economic Restructuring-** This could generally be described as “economic development,” but with small and medium-sized downtowns it particularly means measures to successfully rebuild a *new* diverse economic base. Since the movement of major retail to large chain stores and shopping centers, downtowns must build new economies that take advantage of their most important assets of (1) being a historic and authentic place, and (2) the focal point for community identity and gathering. Realistic strategies should be based on small businesses that can take advantage of the unique appeal of the town center.

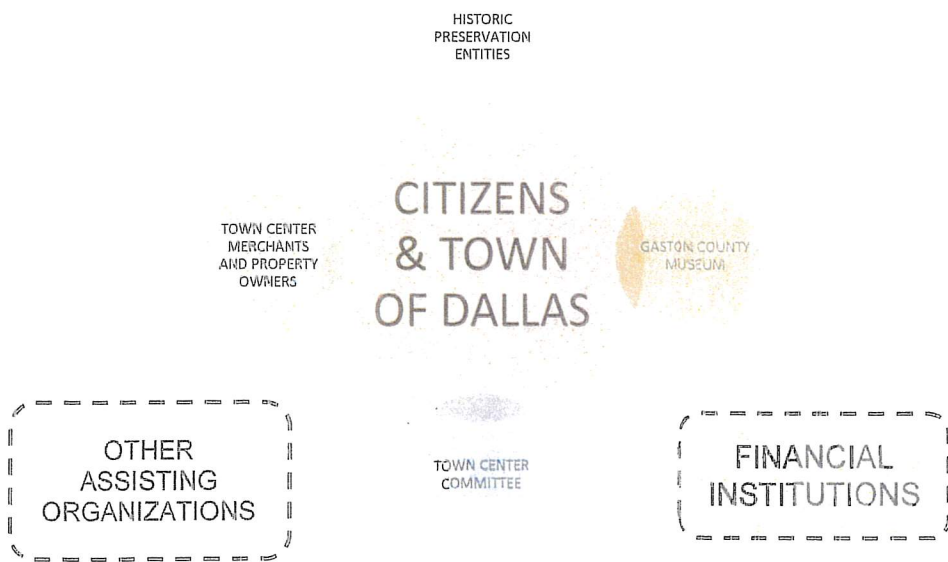
***The strategies in this report are organized according to the Four Points described above; however, some strategies will further more than one of the Four Points.***

*National Trust for Historic Preservation®*, *Main Street®*, and *Main Street Four Point Approach®* are registered trademarks of the Nation Trust for Historic Preservation.

## 1. ORGANIZATIONAL STRATEGIES

- 1.1. Define a Town Center Organization.** This is multiple organizations working together in formal and informal relationships. The organizational “hub” should be the Town of Dallas, but a number of other interests and organizations will be necessary to make revitalization happen. Who are all the parties and interests in Dallas Town Center revitalization? What roles do they play? What resources will be needed, such as funding, financing, existing town personnel, volunteers, the museum, etc.?
- 1.2. Form a Town Center Committee or similar body.** Downtown organizations take various forms and legal status. Being a small town, it is not necessary for Dallas to form a nonprofit downtown corporation. Instead, a simple committee formed by the Board of Aldermen and supported by Town staff would likely provide the appropriate level of involvement by diverse interests. This committee should include representation from the Town Board of Aldermen, Town Center businesses and property owners, citizens who are deeply interested in the Town Center, Planning Board, and historic preservation bodies.
- 1.3. Strengthen ties to organizations to jointly promote Historic Dallas Town Center.** These organizations certainly include Gaston County Museum, Dallas Area Chamber of Commerce, Gaston County Historic Properties Commission, and Visit Gaston. Other potential organizations include Gaston Regional Chamber, Gaston Together, and regional/state tourism organizations. This is further discussed in the promotion section.
- 1.4. Create a Historic District Commission to promote and preserve the Town Center’s important historic assets.** This is further described in the Design section.
- 1.5. Partner with nearby owners of attractions to create an “attraction cluster.”**  
This is further discussed in the Promotion section.
- 1.6. The Town Center organization should embrace and inform the community on Four Point Approach® and the Eight Guiding Principles of the National Main Street Center®:**
- 1.6.1. Comprehensive:** Town Center revitalization is not contingent on one “big thing” or a single focus. Efforts must be across-the-board of the Four Points®. It is not massive public projects such as railroad trenches, malling of Main Street, or recruiting some big chain store.
- 1.6.2. Incremental:** Change that is incremental, beginning with first demonstrative steps, and each success building upon previous ones will make for longer-lasting success. Public confidence will grow as successes continue.

- 1.6.3. *Self-help*- Local leaders mobilizing local resources and talent will be key to success.
- 1.6.4. *Partnerships*- Both the public and private sectors must partner to achieve common goals. Both sectors have a vital interest in revitalization success.
- 1.6.5. *Identifying and capitalizing on existing assets*- Dallas Town Center must capitalize on its existing assets. Obviously, with Dallas it must capitalize upon the unique historic assets of its Town Center.
- 1.6.6. *Quality*- From public improvements and street fixtures, to design, to business storefronts, to promotional campaigns, quality must be emphasized. Emphasize quality over quantity. Quality actions generate a quality image.
- 1.6.7. *Change*- Seeing physical change for the better will turn skeptics into believers. Many people are unable to envision “what might be” but when they see improvements happening, they will lend their support. Improving business and institutional practices, altering ways of thinking about the Town Center, and improving physical appearance can work to shift public perceptions.
- 1.6.8. *Implementation*- Plans must result in completed projects. Ongoing visible changes, public and private, are a reminder that efforts are underway and successes are being made. This will garner more support.



Organizing for Town Center Development

## 2. PROMOTIONAL STRATEGIES

- 2.1. Partner with Gaston County Museum in jointly promoting and marketing Historic Dallas Town Center.** This effort can take on various forms, but at a minimum, it should include preparation and distribution of tourism brochures that cover both attractions. The idea is to create a “synergy of attraction” – more visitors can be captured by multiple smaller attractions than by single ones.
- 2.1.1. Partner with Gaston County Museum in creating a second Town Center major festival type event.** Currently the Museum and the Town partner with Family Fun Day during Memorial Day Weekend. A second family event could bookend the summer season around Labor Day.
- 2.1.2. Support Gaston County Museum in Marketing its special events and special exhibits.** Performing arts events, special exhibits, and other events can be promoted with the digital sign, utility billings and similar means.
- 2.1.3. Explore the feasibility of smaller events and/or an informal music venue on the historic courthouse grounds such as traditional music performances.** These could be done in conjunction with the Museum or with other sponsors. The Town could also provide a place on the court square grounds for traditional musicians to gather together informally and periodically to play simply for the love of music. This would need to be done in a manner not to conflict with booked events at the courthouse.
- 2.1.4. Partner with Gaston County Museum in exploring ways to secure funding for restoration of the old jail.** A restored jail could play an important role in attracting visitors to the historic Town Center.
- 2.2. Persuade NCDOT to change the I-85 and US-321 attraction signs for the Gaston County Museum to list both the museum and Historic Dallas.** Key will be in convincing NCDOT that Historic Dallas is itself, an attraction, unlike other small downtowns. Make sure all off-ramps show direction to Dallas Town Center.
- 2.3. Create a brand for Dallas Town Center.** Whether it is “Historic Dallas Town Center,” “Historic Dallas,” “Historic Dallas Square” or something else, it should be both pictorial and text, and used consistently in all efforts.
- 2.4. Install a modest sized, “historic looking” sign on West Trade for eastbound traffic that welcomes visitors to “Historic Dallas Town Center.”** Consider installing this sign at a safe location in the south right-of way margin a few feet east of Ingle’s entry drive (opposite Walnut Street) to capture more traffic.

- 2.5. Town Center businesses should be jointly marketed, particularly as business development grows.** This can be accomplished through Dallas Area Chamber, a separate specially formed Town Center merchants association or subgroup of the chamber.
- 2.6. Encourage Visit Gaston and local/regional media to promote “staycations” that encourage day trips within the Charlotte region.** The attraction cluster around Dallas can be enjoyed by several million people on a simple day trip. At least two million people live within a 90 minute drive from Dallas. While day trip tourists do not put “heads in beds” they do spend money when traveling.
- 2.6.1. Partner with other public entities that own/control other nearby attractions (in central Gaston County) to create an attraction cluster of heritage tourism.** Such a cluster could include Historic Dallas Town Center, Gaston County Museum, 1890’s Village at Gaston Park- Dallas, and potentially the Hoyle Historic Homestead (during special open events). Also near the I-85/US-321 is Rankin Lake Park, which offers a unique and exceptional outdoor experience with picnicking, trails and lake activities.
- 2.6.2. Work with Visit Gaston to increase marketing of Dallas Town Center as an attraction in itself.** Also explore with Visit Gaston the feasibility and potential outcomes of creating a Dallas area attraction cluster for heritage tourism.
- 2.7. Aggressively market and promote the renovated Courthouse to a broad area as a small events venue. These events include weddings, family events, heritage cultural events, business events, civic events and other appropriate events.**
- 2.8. Where sidewalks exist or can be easily installed, create and promote an exercise walking route that covers the Town Center and surrounding area.** Not only will this promote healthy living, it will hopefully result in more pedestrians on the streets of the Town Center. The route could connect to Town parks.
- 2.9. Promotional strategies should be regularly reviewed and revised.** Promotion is an activity that is evolutionary and incremental. Enhance what works, discontinue or revise what doesn’t, and allow strategies to change with the changing needs of the Town Center.

### **The Economic Importance of Heritage Tourism**

Tourism represents over \$1.7 trillion of the US Economy. Market research indicates that Americans increasingly seek meaningful and distinctive experiences in travel. Heritage tourism is one of the top five principle reasons for travel. At least 81% of tourism trips greater than 50 miles are cultural related (includes historic sites). Studies show that cultural tourists spend more, travel further and stay longer.



3. DESIGN AND PUBLIC IMPROVEMENT STRATEGIES

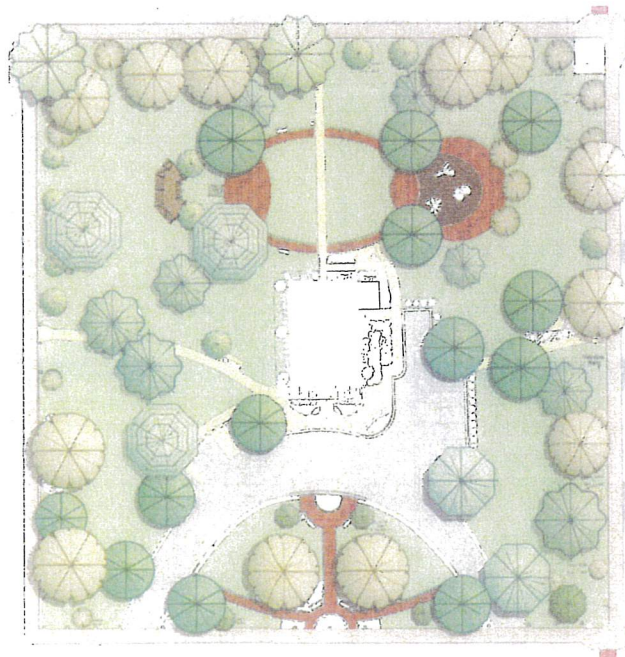
3.1. *The historic former Gaston County Courthouse is being restored and renovated as the Historic Dallas Courthouse Center, an events venue. The 1847 courthouse and square are property of the Town and served as Dallas Town Hall for many decades. This \$850,000 project will be completed in the latter half of 2014.*



The 1847 Greek Revival courthouse pictured as renovation and restoration work begin.

3.2.. *The historic courthouse grounds, which serves as a “town commons” will also be receiving a landscaping makeover as part of the courthouse renovation.*

Generalized depiction of renovated historic courthouse grounds. Based on landscaping plan prepared by Site Solutions, PA.



**3.3. Install pedestrian friendly improvements on streets forming the historic courthouse square.** These measures will not only help promote safety and comfort for pedestrians moving about the Town Center, but also constitute a profound aesthetic improvement. These are depicted on the Town Center Plan Map. This stretch of Trade Street is NC Routes 279 and 275 and is thus controlled by NCDOT. All the measures described below will require NCDOT approval.

**3.3.1. Phase One should concentrate on the intersections that bookend the 100 block of West Trade Street.** These intersections are Trade and North Gaston, and West Trade and North Holland. Future phase(s) can address Main and Gaston, and West Main and Holland.

**3.3.2. "Bulb-out" sidewalks at intersection crosswalks- 100 block W. Trade.** As shown on the map, this involves extending out the curb line and widening the sidewalks at the intersection corners to reduce the length of roadway the pedestrian must cross. This would not decrease either the width of, or number of motor vehicle travel lanes. Nor would it decrease the number of on-street parking spaces. Since the parking spaces do not extend to corners, the space used for the bulb-outs is within the same existing roadway area between the end of the row of parking spaces and the corner. The parking lot plan prepared by Diamond Engineering (between Gaston Street and the old jail), shows the same type of treatment. Curb extensions can also have a traffic calming benefit by creating "visual friction" in the mind of the motorist.

**3.3.3. Install decorative brick pattern crosswalks at intersections at either end of 100 block of West Trade (Trade/N. Gaston and W. Trade/N. Holland).** Heated polymer stamped applications to heated asphalt have improved in durability over the last ten years. Recommended higher quality, durable applications cost about \$20.00 per square foot installed. A specialized experienced contractor using StreetPrint (or equal/better) applications is needed. Additionally, a wide white thermoplastic border is applied to both sides of the stamped brick pattern. The actual cost at each intersection will depend on the stamped area of each crosswalk. While extending the curb lines for bulb-outs will require installation of new concrete curbing and sidewalk at intersections (and likely one or more storm drain relocations), the area of stamped asphalt for crosswalks will be reduced by the bulb-outs. Well-defined crosswalks increase their visibility to motorists, and when installed with a brick pattern provide a significant aesthetic improvement that fits well with the historic district.

**3.3.4. Install new countdown pedestrian signal heads to serve all four crosswalks Trade/N/Gaston and W. Trade/N. Holland intersections.** If four one-arm new traffic signal poles are used (as per the illustration on the Plan Map), then all pedestrian signals can be attached to signal masts. If two, two-arm poles are installed, then two of the pedestrian signals pairs should be installed on separate





decorative poles of height appropriate for pedestrian signals (at corners not chosen for two-arm signal poles. The cost of new pedestrian signal heads is about \$450 each (plus installation). Each intersection will require two per crosswalk, and with four crosswalks at each intersection, that comes to a total of eight per intersection. If the heads are not mounted to traffic signal masts, then costs of each needed decorative post and ground anchoring should be added.

*3.3.5. Increase motorists' awareness of crosswalks and need to stop for pedestrians by installing in-crosswalk signs.*

Illustrated is a type that is installed near crosswalks at the center line.



*3.4. Upgrade street lighting, traffic signage and signals in the*

*100 Block of West Trade and the intersections at both ends of this block.* As noted, this is a state maintained road; therefore, all of these improvements will require NCDOT approval. All installed sign supports, signal poles, street light poles/posts and similar vertical street-side features must meet NCDOT/FHWA crash breakaway standards. All installed fixtures should be consistent in color and pattern, and be consistent with the Town Center's historic character. For a historic area such as Dallas Town Center, either black or dark green are recommended. All electric lines to serve signals and lighting should be underground and internal to fixtures.

*3.4.1. Install new signals, poles and mast arms at intersections of Trade and N.*

*Gaston, and W. Trade and N. Holland.* The illustration below shows four one-arm signal poles. Alternatively, the Town could install two, two-arm signal poles at the appropriate caddy-cornered positions. NCDOT may require one configuration or the other. If the two-pole configuration is chosen, decorative pedestrian signal poles (about \$400 apiece) will be required at the two corners without traffic signal masts.



Illustration showing new signal poles and mast arms, and brick-pattern crosswalks. *Note: black signal housings are used.*



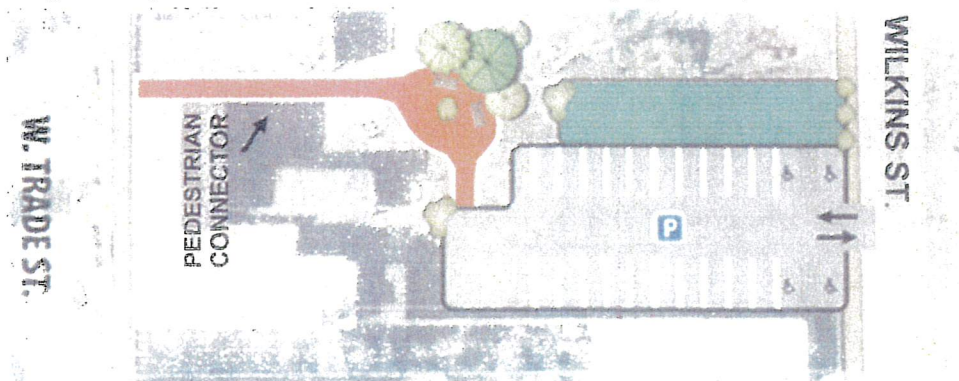
- 3.4.2. *Install new pedestrian-scale historic street lighting along the 100 block of W. Trade, and follow with additional installations along other streets forming the historic courthouse square.*** There are several issues with existing lighting: (1) Overall the Town Center appears to be somewhat under lit for a downtown area. (*It is recommended that the Town seek the advice of a street lighting technical consultant to assist in determining appropriate levels of lighting; and types to achieve desired results*). (2) Lighting type and color are mixed in the Town Center (high pressure sodium vapor street luminaires and metal halide luminaires at pedestrian level). (3) Pedestrian level light posts are too low to allow for pedestrian clearance when banners are attached. (The low height may also contribute to low levels of lighting in streets and sidewalks.). (4) Use of a more robust post and base would give a higher quality and more historic compatibility. New poles and globes should be taller (but still at pedestrian level) and more robust than the existing fixtures. The additional height and appropriate fixture selection may also increase the lighting level of the street. Each light post should include GFCI outlets for uses such as holiday lights and special events. Cost \$1,700-\$2,000 each with globe and base, not including installation. Another \$300 should be added if LED luminaires are used. There are 10 pedestrian light posts along the 100 block of West Trade, and 28 posts along both sides of the other three street segments that border the courthouse square.
- 3.4.3. *Replace the sodium vapor street lighting luminaires on wooden utility poles at Trade/Gaston and Trade/Holland intersections with two high quality, latest technology LED luminaires at each intersection.*** Assuming each LED light fixture has lumen levels at least equal to the existing sodium vapor lights, this would result in considerably more light cast upon the intersections. These new lights should be on metal poles with the same color as other fixtures. These can be installed on separate poles or on vertical extensions of signal masts. They should be placed caddy-cornered at each intersection. The LED lighting color should be closer to the metal halide used in the existing pedestrian lights than existing sodium vapor luminaires.
- 3.4.4. *Consider using LED luminaires for both pedestrian-level and street lighting.*** LED street lighting technology has evolved greatly over the last several years so performance will be best when the latest technology, highest quality luminaires are chosen. This measure can provide the advantages of more consistent light color, reduced energy consumption and longer life. The disadvantage is a somewhat higher cost of the luminaire. Examples of installed LED *street* lighting can be seen on Franklin Boulevard in Gastonia in the downtown area.
- 3.4.5. *All free-standing street signs and traffic signage should be mounted on decorative sign posts.***
- 3.5. *Establish a local historic district for the Town Center.*** This would be a zoning overlay that would allow for design review for renovations, new constructions,

and demolitions within the established boundary. While it cannot stop demolitions, it can delay demolitions for one year in order to allow time for a potential action to save the building through the private sector. Such districts are established pursuant to NCGS 160A-400 and require the establishment of a Historic District Commission to issue certificates of appropriateness for works within the district. Some works are exempt and minor works can typically be staff approved. As noted earlier in this report the historic buildings of Dallas Town Center are its most important asset and unless measures are taken to protect and develop upon these assets, the assets could eventually dwindle to a level where they lose their collective value as an economic and community asset. This measure would require approval of the State Historic Preservation Office (SHPO) after submitting a site and building inventory of the proposed district.

*3.6. Preserve all existing on-street parking in Dallas Town Center.*

*3.7. Construct two new off-street parking lots for to serve Dallas Town Center and a midblock pedestrian connector to West Trade from the Wilkins Street Parking lot.* These parking lots will add an additional 67 spaces to the Town Center. This will be particularly important for business development; and, for serving events at the restored Historic Courthouse, events at Gaston County Museum, and other Town Center events and festivals.

*3.7.1.* The first parking lot proposed will include 26 spaces and would be located behind the stores fronting along the 100 block of West Trade. Driveway entrance to the lot will be from Wilkins Street. Sidewalks will connect the parking lot to the streets fronting the courthouse square. Below is a generalized depiction of this proposed parking lot as prepared by Diamond Engineering. The cost estimate for construction prepared by the

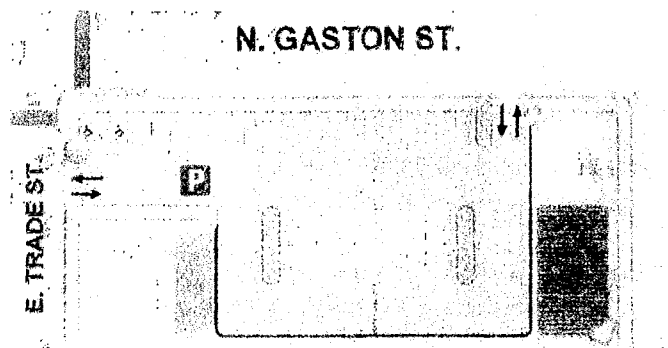


engineer in March 2013 was \$102,926, not including property acquisition. The property is privately owned. In conjunction with construction of this parking lot, a midblock pedestrian connector should be built to connect the parking lot to the stores on West Trade, as well as to create a more direct route to the Historic Courthouse Square. This connector is shown on the illustration. The connector should be enhanced with a decorative stamped pattern walkway, landscaping, a sitting area, and an ornamental entrance where it connects to the West Trade sidewalk. The connector will require

acquiring an additional strip of property or easement and removing a narrow building (about 10 feet wide) between the Setzer Building and 136 West Trade Street.

- 3.7.2. The second parking lot proposed will include 41 spaces and would be located between the old jail and North Gaston Street, and would front on East Trade Street. Driveway entrances to the parking lot would be provided on North Gaston and East Trade. To the right is a

generalized depiction of this proposed parking lot as prepared by Diamond Engineering. The cost estimate for



construction prepared by the engineer in March 2013 was \$223,485, plus property acquisition. A small portion of the proposed parking lot site is owned by Gaston County Museum, Inc. The Town should propose that the museum furnish this portion to the Town in exchange for building and maintaining the parking lot since the parking lot would be supportive of the museum. But most of the property is privately owned.

- 3.8. ***Install new street furnishings of consistent color and pattern.*** For example, new benches should be installed along the 100 block of West Trade. Consider installing benches on sidewalks bordering the courthouse square. A pattern document can be helpful in maintaining consistency.
- 3.9. ***Town Center design and historic preservation should not overlook the importance of details (even small ones) and quality appearance, nor should it overlook the diverse and eclectic nature of the Town Center's built environment that evolved over its 167-year history.*** Examples of this principle could be:
- 3.9.1. ***Preserving the granite bollards that surround the courthouse square.***
  - 3.9.2. ***Preserving the historic granite horse watering trough in the planting strip along the south margin of 100 block of West Trade.***
  - 3.9.3. ***Preserving the public clock, currently at the northwest corner of the courthouse square.***
  - 3.9.4. ***Keep tree limbs from obscuring the NC Historic Highway Marker for "Dallas" located on the northern area of the courthouse square.***
  - 3.9.5. ***Understanding that some buildings are more historic than they may appear at first look, such as the former filling station (c.1940) that sits at the southwest corner of Trade and Holland.*** Buildings such as this can be adaptively reused for businesses that contribute to Town Center vitality.

#### 4. ECONOMIC RESTRUCTURING STRATEGIES

**4.1. *The Town and Town Center organization should determine business development and recruitment targets based upon the Town Center's greatest assets.*** Capitalizing upon and further developing existing assets will assure greater success in business development. Resolving existing constraints to development objectives will also be necessary. The following assets of Dallas Town Center are readily apparent:

**4.1.1. *Historic character and historic importance of Dallas Town Center.***

**4.1.2. *As with almost all downtowns, Dallas Town Center serves as center for community identity and provides a "sense of place" to Dallas.*** It is the downtown that creates the personal and collective physical image of most communities, including Dallas. In addition, it has the historic courthouse as the center of the Town Center and the identifying community icon. It is the sense of community identity along with the seeking of historic, authentic experiences that continue to attract people to their community downtowns.

**4.1.3. *The physical character and arrangement of buildings in the Town Center provide a clear, distinct "sense of arrival," and there is also a sense of when one is leaving the center of town.*** With Dallas there is clearly a "there," "there."

**4.1.4. *Traffic counts on Trade Street in the Town Center are remarkably high.*** Many consumer businesses location strategies rely heavily on traffic counts, which are typically reported in "average daily traffic" (ADT) counts. For Trade Street in the Town Center area, in 2012 the count reported by NCDOT was 16,000 ADT. This is approximately 18% *higher* than reported in the same year for Franklin Boulevard in downtown Gastonia.

**4.2. *Some types of businesses that the Town could pursue for the Town Center and be consistent with overall revitalization goals include:***

**4.2.1. *One or more upscale restaurants.*** The Town Center makes an excellent place to spend an evening of dining and entertainment. An upscale restaurant could also benefit from events at the restored Historic Dallas Courthouse Center and events at the Gaston County Museum. Or, simply the opportunity to stroll around the improved historic square after dinner would be a nice capstone to an evening out. Entertainment provided by the restaurant can also increase attraction. Allowing for the on premise sale of beer, wine and spirits has better positioned Dallas for recruiting an upscale restaurant to the Town Center. This is because alcoholic beverages account for a major profit center for upscale restaurants, are now essential for their business success and will thus drive restaurant locational choices.

**4.2.2. *Small dining and snack shops.*** If the Town Center grows as a visitor attraction, businesses that can capture both local and visitor traffic will have a better chance of success. This could include a small cafe, sandwich shop, deli, ice cream, confectionery store, and similar stores, all of which cater to families.

**4.2.3. *Small independent businesses that cater to local trade seeking customer service.*** Examples of existing businesses that are of this tradition include Dallas Paint and Glass, local hairdressers, and barbers. Other such businesses might include a bakery, health or specialty foods, florist, caterer and other independent retail trades of similar scale.

**4.2.4. *Finance, Investment, Real Estate and Insurance Businesses.*** These establishments serve the local Dallas community and are attracted to the Town Center by visibility, traffic counts and location convenience to local customers.

**4.2.5. *Antique Stores.*** Antique stores and antique malls may be attracted to historic areas. Some small downtowns have built a substantial sector of their economy on antique and decorative arts stores. They do this by becoming a ***destination*** for shoppers of antiques and decorative arts. An antiques destination occurs when multiple successful stores locate within walking distance of each other. It is the same principle that attracts crowds to farmers markets. The fact that Dallas Town Center is a unique historic district might be a basis for attracting multiple stores because some of the factors that attract people to historic districts and the Art and History Museum may also be common with attracting people to quality antique stores. The quality of antique stores and antique malls is an important consideration. Some "antique malls" are simply indoor flea markets. The Piccolo Antique Mall in Belmont is an example of a higher quality store. Multiple stores and/or magnitude of shopping choice/opportunity can greatly contribute to antique sales success. Antique malls usually require buildings with relatively large open floor space, such as the former Mary Jo's Cloth Store.

**4.2.6. *Artist Studios and Picture Framers.*** The Town Center offers low cost rental space, which can be very attractive to artists seeking studio and sales gallery space. This includes painters, ceramicists, sculptors, fiber artists and other visual arts professionals. There may be some synergy of attraction between the artist studios, antique and decorative arts stores, picture framers, and the Gaston County Art and History Museum.

**4.3. *The Town of Dallas TOP TIER program provides an incentive for private sector investment within the overall Town Limits of Dallas.*** This program provides investment grant assistance toward: (1) façade improvements, (2) architectural design, (3) business or property upfits, and (4) infrastructure support. Assuming adequate funding, this program can be a powerful tool for Town Center business development. Assuming economic reinvestment in the Town Center is a priority, and assuming the built historic resources in the Town Center are foundational to such reinvestment, the following recommendations are made:

**4.3.1. *Priority for TOP TIER funding should be given to applications for businesses located/locating within the Town Center when such businesses would clearly contribute to economic restructuring goals.***

**4.3.2. *Funding for projects within the Town Center should not be given to any project that is clearly inconsistent with the overall goal of historic***



*preservation.* This is accomplished by incorporating design review into the application process for Town Center locations. Whether it is new construction or property renovation, any project within the Town Center receiving public assistance should be sensitive to historic character.

*4.4. Economic Restructuring should be done in consort with the three other components of the Four Point Approach®.*

*4.4.1. The overall Town Center organization contributes to formulating business development goals for the Town Center.* Businesses owners should welcome same type businesses. Everyone understands that successful new business development helps the overall business area succeed.

*4.4.2. Marketing and promotions become a joint effort between businesses, the Town and other institutions.*

*4.4.3. Public Improvements and private building reinvestments are all done with design sensitivity to the historic character of the Town Center by understanding that preserving and enhancing this asset is key to economic development.*



Representation of improved buildings and facades consistent with preservation economic development goals.

*4.5. The Town, together with its overall Town Center organization, needs to formulate strategies not only for new business recruitment, but also for retaining and growing existing businesses that contribute to its economic restructuring strategies.* Important in this process is determining what the needs are for existing businesses and what existing resources can be used to address such needs. One source for assisting existing businesses might be the Small Business Center at Gaston College.

Resolution Authorizing the Subdivision and Recombination of 130 West Trade Street

**WHEREAS;** The Town purchased the property located at 130 West Trade Street, Dallas, NC in January 2015. The Town has undertaken to recombine the property with other Town owned property in the Town Center to identify what is still needed for Town use and what is not; and,

**WHEREAS;** The Town finds that the purchase of this property was likely to have and continues to find that it is likely to have a significant effect of the revitalization of the Central Business District in accordance with the Town Center Plan, and;

**WHEREAS,** The Town intends that some of this property will be held for economic development purposes. North Carolina General Statute §158-7.1, authorizes towns to acquire, assemble, and hold for resale property that is suitable for commercial use and to further economic development and dispose of said property by private negotiation. N.C.G.S. §160A-456 authorizes towns to engage in community development programs and activities including economic development. N.C.G.S. §160A-457 authorizes towns to acquire property for economic purposes or community development and dispose of said property by private sale. N.C.G.S. §160A-458.3 authorizes towns upon appropriate findings to acquire property for downtown development projects and dispose of said property by private sale.

**NOW, THEREFORE BE IT RESOLVED,** by the Board of Aldermen of the Town of Dallas, North Carolina, as follows:

1. The Board ratifies and approves all appropriate actions of Town representatives in carrying out the recombination described above.
2. The Board will hold a public hearing on the matter of holding a portion of the recombined property for economic development purposes on March 12, 2018. The public hearing will be held in accordance with the procedures set forth in North Carolina General Statutes §158-7.1, §160A-456, §160A-457, and §160A-458.3. The Town Clerk is authorized and directed to publish a notice of the public hearing in the manner provided for by law.

Adopted this the 12<sup>th</sup> day of February, 2018.

  
Rick Coleman, Mayor

Attested by:

  
Da'Sha Leach, Town Clerk



**TOWN OF DALLAS, NORTH CAROLINA****REQUEST FOR BOARD ACTION**

**DESCRIPTION:** Set Public Hearing to Amend Ordinances Related to Accessory Structures

**AGENDA ITEM NO. 10C**

**MEETING DATE: 2/12/2018**

**BACKGROUND INFORMATION:**

The Development Services Director is suggesting a complete review and update of our current Ordinances related to accessory structures and pools to ensure the Ordinance properly outlines the desired requirements and limitations within Town Limits, while still offering our residents the ability to maximize the use of their land.

In 2016, there were 3 partial revisions of 153.009”Accessory Structures on Residential Lots”. In 2017, we received and approved 2 variance request related to accessory structures, which is why this review is being recommended.

The Dallas Planning Board at their meeting on January 18<sup>th</sup> evaluated the accessory structure ordinances of other similarly sized local municipalities and recommended the staff’s proposed Ordinance revisions.

It is requested that a public hearing be called for the March 12 meeting.

Copies of the ordinance comparison chart and proposed changes are attached.

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**MANAGER’S RECOMMENDATION:**

Set a Public Hearing for March 12<sup>th</sup> to hear proposed updates to 153.009 “Accessory Structures on Residential Lots”.

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**BOARD ACTION TAKEN:**



[Print](#)

## Dallas, NC Code of Ordinances

## EXHIBIT J

**§ 153.009 ACCESSORY STRUCTURES ON RESIDENTIAL LOTS.**

(A) This section shall apply to any structure 12 feet or more in any dimension, whether enclosed or open, whether site built or built off-site and brought to the property and/or placed on the property. This section shall also apply to swimming pools.

(1) Accessory buildings shall not be located in any front yard. The front yard is determined and defined by "a line that runs along the front wall and extends therefrom in a straight line to either side property line."

(2) The total square footage of all accessory buildings shall not exceed 50% of the square footage of the primary structure (house, dwelling) on the property.

(3) Accessory structures shall be located a minimum of five feet from side property lines, five feet from rear property lines, five feet from any other building on the same lot and ten feet from any building on adjacent lots, if property lines are not clear enough to determine if setback requirements can be met, the Administrator may require a survey of the property prior to issuing permit for accessory structure.

(4) Swimming pools (any structure intended for swimming or recreational bathing that contains water over 24 inches deep, including in-ground, above-ground or on-ground swimming pools, hot tubs and spas) shall be provided with a barrier (a fence, wall, building wall, or combination thereof which completely surrounds the water structure and obstructs access to the water structure) and shall comply with the most current North Carolina Building Code, Appendix G.

(5) No accessory structure shall be permitted that involves or requires any external construction features which are not primarily residential in nature or character, shall not be made of highly reflective metal materials and shall be finished with an exterior color and texture similar to the primary structure on the property. Some examples of structures that cannot be used as an accessory structure to a residential use include: school buses, manufactured homes, tractor-trailers (with or without wheels), buses, recreation vehicles, cargo containers, etc.

(6) No accessory structure shall be constructed or placed on a lot without a permitted principal use or structure on the same lot.

(7) No accessory structure for which this section is applicable shall be constructed or placed on a lot without prior issuance of a zoning permit issued by the Town Administrator.

(8) Private residential quarters: private residential quarters shall be permitted as an accessory use to any single-family detached dwelling unit (except manufactured homes) in accordance with the following requirements:

(a) The private residential quarters may be attached to or separate from the principal dwelling unit. If it is located in a detached structure, it shall meet the requirements listed in divisions (1), (5), (6) and (7) referenced in this section.

(b) The owner of the principal dwelling unit shall live on-site and the owner of the private residential quarters shall be the same as the owner of the principal dwelling unit.

(c) No more than one private residential quarter shall be allowed per lot.

(d) The private residential quarters shall be occupied by a disabled or elderly person, family member or occasional guest.

(e) The ground floor area of the private residential quarters shall be no greater than 50% of the principal dwelling unit, or 750 square feet, whichever is less.

(f) The private residential quarters shall be located in the rear yard only and setbacks shall be at least 15 feet from the side and rear lot lines.

(g) The private residential quarters shall be served by the same driveway as the principal structure and shall have at least two off-street parking spaces dedicated to this use.

(B) If a non-conforming structure, which is located on property in the town and is not in a state of disrepair, is damaged by fire, flood, explosion, earthquake, wind, storm, hurricane or any other act of God, war or riot, or is damaged by any third-party by no fault of the owner, or damaged by the owner by accidental means, then said non-conforming structure may be repaired and/or replaced regardless of the cost. If said non-conforming structure becomes damaged and/or deteriorated due to lack of maintenance and repair by the property owner and such cost to repair and restore said non-conforming structure would exceed 50% of the replacement cost of said non-conforming structure, the non-conforming structure shall be discontinued and such building structure shall thereafter conform with the current provisions of the zone in which it was located and be removed from said property.

(Ord. passed 11-3-1970; Am. Ord. passed 7-3-1972; Am. Ord. passed 7-12-2016; Am. Ord. 11-15-2016)

PROPOSED REVISIONS

- ii. The total square footage of all accessory structures on lots between  $\frac{1}{4}$  acre and 1 acre in size shall not exceed 50% of the square footage of the heated area of the primary structure (house, dwelling) on the property, or 750 SF, whichever is greater.
  - iii. The total square footage of all accessory structures on lots between 1 and 3 acres in size shall not exceed 50% of the square footage of the heated area of the primary structure (house, dwelling) on the property, or 1200 SF, whichever is greater.
  - iv. The total square footage of all accessory structures on lots greater than 3 acres in size shall not exceed 50% of the square footage of the heated area of the primary structure (house, dwelling) on the property, or 1500 SF, whichever is greater.
3. *Oversized Structures*- Any single structure on a lot, other than the primary structure, that is greater than 1000 SF shall require a Conditional Use permit, including but not limited to garages, barns, horse corrals, or agricultural buildings.
- (E) *Private residential quarters*: Private residential quarters shall be permitted as an accessory use to any single-family detached dwelling unit (except manufactured homes) in accordance with the following requirements:
1. The private residential quarters may be attached to or separate from the principal dwelling unit. If it is located in a detached structure, it shall meet all accessory structure requirements.
  2. The owner of the principal dwelling unit shall live on-site and the owner of the private residential quarters shall be the same as the owner of the principal dwelling unit.
  3. No more than one private residential quarter shall be allowed per lot. Private residential quarters are included in the count of total allowable accessory structures per lot outlined in D(1).
  4. The private residential quarters shall be occupied by a disabled or elderly person, family member, occasional guest, or caregiver.
  5. The total square footage of the private residential quarters shall be no greater than 50% of the total heated area of the principal dwelling unit, or 750 square feet, whichever is less. **The square footage for private residential quarters is not to be included in calculations for the total allowable area of accessory structures, but is included in the number of allowable accessory structures per lot.**
  6. The private residential quarters shall be located in the rear yard only and setbacks shall be at least 15 feet from the side and rear lot lines.
  7. The private residential quarters shall be served by the same driveway as the principal structure and shall have at least two off-street parking spaces dedicated to its use.
- (F) *Appearance*- No accessory structure located on a lot zoned residential shall be permitted that involves or requires any external construction features which are not primarily residential in nature or character. Accessory structures shall not be made of highly reflective metal materials and shall not exceed the height of the principal structure. Some examples of structures that cannot be used as an accessory structure include, but are not limited to: school buses, manufactured homes, tractor-trailers (with or without wheels), buses, recreation vehicles (RVs and campers), and **exposed/un-clad** cargo containers.

PROPOSED REVISIONS

(G) *Non-Conforming Structures*- Accessory structures erected prior to November 15, 2016 that do not comply with this section are considered exempt if all of the conditions outlined below are present:

1. The non-conforming structure does not create a public nuisance as defined by the Town of Dallas Code of Ordinances 92.01 entitled "Property Maintenance, Removal of Trash, Weeds; Lien".
2. The non-conforming structure is not in a state of disrepair.
  - i. If the structure becomes damaged by fire, flood, explosion, earthquake, wind, storm, hurricane or any other act of God, war or riot, becomes damaged by any third-party by no fault of the owner, or becomes damaged by the owner by accidental means, then the non-conforming structure may be repaired and/or replaced regardless of the cost.
  - ii. If the structure becomes damaged and/or deteriorated due to lack of maintenance, and the cost to repair and restore the non-conforming structure would exceed 50% of the replacement cost, the non-conforming structure shall be discontinued, requiring demolition and removal from the property by the owner.
3. The non-conforming structure has not been moved, altered (other than required maintenance), enlarged, changed, demolished, or discontinued from use.
  - i. Any relocated, replaced, or modified non-conforming accessory structure shall conform to all requirements of this section for new accessory structures.

**Example:**

➤ A 1250 SF residence on ¼ acre has an existing 750 SF private residential quarters, a 500 SF 2 car garage and a 120 SF shed. **Is this allowed?** Max # of structures= 2, Max SF of structures=625 SF

- # of accessory structures= 2 (residential quarters and shed- doesn't count garage) **allowed**
- SF of accessory structures = 500 SF garage + 120 SF shed= 620 SF (doesn't count residential quarters) **allowed**

➤ The owners would like to add a 300 SF pool to the rear yard of the property. Is this allowed?

Yes- pool must adhere to requirements of Town of Dallas Code of Ordinances 92.06 and 153.017.

➤ Can a 250 SF poolhouse be added later?

# of accessory structures= 3 (res. quarter, garage, and poolhouse)

**NOT ALLOWED** max 2 accessory structures on less than 1 acre

SF of accessory structures= 500 SF garage + 120 SF shed + 250 SF poolhouse = 870 SF

**NOT ALLOWED** 870 SF > 625 SF (50% of 1250 SF)

**§ 91.09 SWIMMING POOL TO BE ENCLOSED BY A FENCE (Move/ Rename to 92.06 SWIMMING POOL SAFETY REGULATIONS )**

(A) For the purpose of this section, the term *SWIMMING POOL* is hereby defined as any structure, basin, chamber or tank containing an artificial body of water having a depth at any point of more than two feet and intended for swimming, diving or recreational bathing, including in-ground, above-ground or on-ground swimming pools, hot tubs and spas.

(B) All outdoor swimming pools located within the town shall be completely enclosed by a fence that adheres to the most current North Carolina Building Code, Appendix G and conform with the requirements of the Town of Dallas Code of Ordinances 153.016 "Fences in Residential Districts".

(1) All fence openings or points of entry into the pool area enclosure shall be equipped with gates.

(2) The fence and gates shall be at least four feet in height above the grade level and shall be constructed of a minimum number nine gauge woven wire mesh corrosion-resistant and shall be set in concrete base.

**(C) Operation and Maintenance**

1. At the end of the swimming season, the pool water, structure, or chamber shall be treated, altered, or maintained so as to prevent the development of unsanitary conditions.
2. Pools under construction or which are no longer being operated shall be maintained in a manner so as to prevent the development of unsanitary conditions, potential injury, or possible drowning.
3. Wastewater from the swimming pool shall be discharged into a sanitary sewer or alternative method which would not create a public health hazard or public nuisance.

PROPOSED REVISIONS**153.017 SWIMMING POOLS (New Section)**

(A) No person shall construct, install, extend, alter or modify a residential swimming pool unless they have received an approved zoning permit from the Town of Dallas and Residential Pool Permit from Gaston County Building Inspections.

1. All zoning permit applications shall include an accurately dimensioned site plan showing the proposed pool location, buildings located on the property, location or proposed location of the septic tank system including the drain field and any required repair area, any well located within 100 feet of the proposed site, and the location of fences, gates, and materials comprising the pool barrier.

(B) Site Layout

1. All pools shall be provided with a barrier (a fence, wall, building wall, or combination thereof which completely surrounds the water structure and obstructs access to the water structure) and shall comply with Town of Dallas Code of Ordinances 92.06 entitled "Swimming Pool Safety Regulations" as well as the most current North Carolina Building Code, Appendix G.
2. The residential swimming pool shall be located the maximum feasible distance from any well or septic tank system in the area; shall be located a minimum horizontal distance of 50 feet from any private water supply source; and shall be located 15 feet from any septic tank system or area designated for repair as specified in 15A North Carolina Administrative Code 18A.1900 "Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal."
3. Pools shall be located in the rear yard only, and must adhere to the setback requirements for accessory structures located in Town of Dallas Code of Ordinances 153.009 entitled "Accessory Structures".

(C) Pools constructed or altered after the effective date of this Ordinance (DATE XX-XX-XXXX) shall comply fully with the Ordinance herein. Existing residential pools that hold a valid building permit from Gaston County are not required to perform structural alterations or repairs related to this ordinance, provided such facilities do not create a public health or safety hazard and are not in violation of Town of Dallas Code of Ordinances 92.06 entitled "Swimming Pool Safety Regulations".

PROPOSED REVISIONS**153.002 DEFINITIONS** (Definitions below to be added to section)

**"Pool, Residential"** any structure intended for swimming or recreational bathing that contains water over 24 inches deep, including in-ground, above-ground or on-ground swimming pools, hot tubs and spas.

**"Public health hazard"** means a situation which is likely to cause an immediate threat to human life, an immediate threat of serious physical injury, an immediate threat of serious adverse health effects, or a serious risk of irreparable damage to the environment if no immediate action is taken.

**"Wastewater"** means the liquid waste generated by water-using fixtures and appliances. As used in this Ordinance, the term includes water generated during pool backwash, pool drainage, and maintenance activities.

	Dallas- Current	Lincolnton	Gastonia	Lowell	Rockwell	Cramerton	Recommended Revisions
<b>Definition of Accessory Structure</b>	any structure 12'-x- in any dimension closed or open site-built or placed on property	A structure detached from the principal structure on the same lot and customarily incidental and subordinate to the principal structure.			A structure separate and subordinate to the principal structure used for purposes customarily incidental to the principal structure. An accessory structure may also be referred to as an accessory building.	A structure separate and subordinate to the principal structure, except as provided in Section 5.11.6, used for purposes customarily incidental to the principal structure. An accessory structure may also be referred to as an "accessory building".	any detached structure other than the principal structure, whether enclosed or open, whether site built or built off-site and brought to the property and/or placed on the property, excluding swimming pools and fences.
<b>Allowed In Front Yard?</b>	No	No, except: - water wells - garages used to house less than 3 automobiles	On lots less than 1 acre: - mail/ newspaper boxes, light poles, water wells, walls/ fences, birdhouses, flagpoles, pump houses, dog houses Lots more than 1 acre: - 150' setback from street ROW	On lots less than 1 acre: - mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, pump houses, bus shelters, dog houses Lots 1+ acres: allowed 150' from street ROW line - swimming pools, pumps, filters, and pool water disinfection equipment never allowed in front yard	No, except: - private garages - mailboxes, light poles, newspaper boxes, walls, fences, birdhouses, flagpoles, pump covers- no permit req'd - doghouses (15 SF or less) - no permit req'd - satellite dish antennas (8' dia or less, 15' H or less, grounded)	- garages used primarily to house 3 or less automobiles- if setback 100' from street ROW and is not in front of primary structure on adjacent lot and if complies with setback requirements - water wells, newspaper or mailboxes, boundary fences, and satellite dish antennas with a dia. of 3' or less- no setbacks needed	No, except: Mailboxes/ Newspaper boxes, flagpoles, pump houses/ covers, wells, birdhouses, doghouses under 15 SF and grounded satellite dish antennas 3' in diameter or less
<b>Square Footage (SF) Requirements</b>	50% SF of primary structure	50% heated ground floor area and can't exceed height of principal structure - Accessory garage up to 500 SF allowed regardless of home size	*excludes swimming pools and structures with less than 3 sides Less than 1 acre (w/ dwelling): - 50% of heated ground floor area or 800 SF, whichever is greater 1-3 acres: - 50% of heated ground floor area or 1200 SF, whichever is greater 3+ acres: - 50% of heated ground floor area or 1400 SF, whichever is greater	1/2 acre or less: - 50% heated ground floor area or 750 SF, whichever is less Over 1/2 acre: (3% of lot area over 21,780 SF) + +750 SF or 50% heated ground floor area, whichever is greater	*excludes swimming pools/ tennis courts Less than 1 acre (w/ dwelling): - 50% of heated ground floor area or 750 SF, whichever is greater 1 acre +: - 50% of heated ground floor area If in Residential Agriculture district, and 3+ acres: - 1800 SF	Less than 1 acre: 10% lot size or 1200 SF max (CU permit req'd for over 1000 SF structure) 1+ acres: up to 1000 SF permitted (CU permit req'd for over 1000 SF structure), no max SF area 3+ acres: barns, horse corals, and similar allowed with CU permit	less than 1/4 acre: - 50% of the total heated square footage or 500 SF, whichever is less between 1/4 acre and 1 acre: - 50% of the total heated square footage or 750 SF, whichever is less lots between 1 and 3 acres: - 50% of the total heated square footage or 1200 SF, whichever is greater. lots greater than 3 acres: - 50% of the total heated square footage or 1500 SF, whichever is greater if 1 structure is over 1000 SF, CU permit req'd
<b>Side Yard Setbacks</b>	5'	10' (20' in business/ manufacturing/ commercial adjacent to residential and no side yard placement)	5' 10'- corner lot (except CBD) 20'- if non residential and adjoins residential	meet or exceed setbacks for principal structures swimming pools, pumps, filters, and pool water disinfection equipment never allowed in side yard	10'	5'- Residential Not allowed - Business (B), Office (O), Industrial (I) *except water well or boundary fence	5'- Residential or residential use 10'- Business, Industrial, or Office, 20' if abuts a residential lot



	Dallas-Current	Lincolnton	Gastonia	Lowell	Rockwell	Cramerton	Recommended Revisions
Rear Setbacks	5'	10'	5' 10' if on corner lot (except CBD) 20' if non residential and adjoins residential	meet or exceed setbacks for principal structures	10' 20' if non-residential use abuts lot in residential district	5'- Residential 10'- Business (B), Office (O), Industrial (I) 20'- B, O, I if rear yard abuts residential lot	5'- Residential or residential use 10'- Business, Industrial, or Office, 20' if abuts a residential lot
Distance from structures same lot	5'		5'	5'	5'	5'	5'
Distance from structures (adjacent lot)	10'		5'	5'	20' (applies to living quarters)	10'	10'
Swimming Pool Requirements	Yes- must comply with NC building code		not allowed in front or side yards, to be completely enclosed by fence per NC residential code	shall comply with the most current North Carolina Building Code Appendix G	rear yard only	Any outdoor swimming pool that has a depth of at least thirty-six (36) inches at its shallowest point shall be enclosed from adjoining lots by the principal building, an accessory building, or a solid wall or protective fence that is at least four (4) feet in height.	separate into different sections- one for health and safety (ch. 92), another for zoning requirements (ch. 153). -Reference Mecklenburg County Health Ordinance for Residential Swimming Pools
Private Residential Quarters also known as Accessory Dwelling Unit "ADU"	Allowed (except manufactured homes), with conditions: - owner must live on-site - max 1 per lot - occupant must be disabled/elderly, family member, or occasional guest - 750SF or 50% SF of main structure- whichever is less - rear yard only - 15' setback from rear and side lots - shared driveway with 2 dedicated spaces					The principal dwelling on the lot containing the private residential quarters shall be owner-occupied and may not be a manufactured home. No more than one private residential quarters per lot shall be allowed.	Allowed (except manufactured homes), with conditions: - owner must live on-site - max 1 per lot - occupant must be disabled/elderly, family member, or occasional guest - 750SF or 50% SF of main structure- whichever is less - SF does NOT count toward allowable SF of accessory structures, but does count toward # of allowable structures - rear yard only - 15' setback from rear and side lots - shared driveway with 2 dedicated spaces
Appearance and Use	must be residential in nature/character no highly reflective metal finish: color and texture similar to primary structure	features to be primarily residential in nature, but requirement does not apply to structures for agricultural purposes in R-25	to be residential in character except if used with mixed use dwelling, temporary produce stand, agricultural use, or similar allowable on property - height not to exceed principal structure except in agricultural use - no highly reflective materials - materials to be similar in nature to primary structure (masonry home DOES NOT require masonry accessory building)	external construction features must be residential in nature or character except if used in conjunction with mixed use dwelling, produce stand, agricultural use, or similar allowable use no highly reflective materials height not to exceed principal structure except if agricultural use	external construction features to be primarily residential in nature or character if in residential zone height not to exceed principal structure	external construction features must be residential in character and nature except if used for agricultural purposes	external construction features must be primarily residential in nature or character. No highly reflective metal materials height not to exceed principal structure

Recommended Revisions

Accessory Structures Comparison Chart

	Dallas- Current	Lincinton	Gastonia	Lowell	Rockwell	Cramerton	Recommended Revisions
<b>Prohibited Accessory Structures</b>	manufactured homes, school busses, tractor trailers, buses, recreation vehicles, cargo containers		manufactured homes, school busses, tractor trailers, buses, recreation vehicles, cargo containers	school busses, manufactured homes, tractor-trailers (with or without wheels), buses, recreation vehicles, cargo containers, etc.		vehicles/ trailers designed to transport vehicles, i.e. RVs, campers, etc.	school busses, manufactured homes, tractor-trailers (with or without wheels), buses, recreation vehicles (RVs and campers), and exposed/un-closed cargo containers.
<b>Allowed without Principal Structure?</b>	No		no (unless zoning permit issued for principal)	no	no	yes- if 2 adjacent lots and one has principal structure	No
<b>Non-Conforming Structure replacement</b>	If in disrepair because of lack of maintenance and cost to repair is more than 50% of replacement cost, must be removed, - If damaged by act of God, repair or replacement OK				expandable only if non-conforming features are not expanded as to increase the degree of non-conformity  not allowed to continue use if principal structure is terminated by abandonment, damage, or destruction unless made to conform with the standards of zoning district		Existing structures prior to 11/15/16 exempt if all conditions below are met: - not a public nuisance - not in state of disrepair - not moved, altered, or demolished
<b># of Allowable Accessory Structures</b>			(other than carport or garage) if under 1 acre: 2 if over 1 acre: 3	1 acre or less- limit of 2 accessory structures per lot, other than a carport or garage Greater than 1 acre- limit of 3 accessory structures per lot, other than a carport or garage			1 acre or less- limit of 2 accessory structures per lot, other than a carport or garage Greater than 1 acre- limit of 3 accessory structures per lot, other than a carport or garage
<b>Other Conditions</b>				not allowed in drainage or utility easement w/o approval	not within dedicated easement or right of way		