

Dallas Stanley – Public Information Meeting – January 8, 2025 (4:00pm to 6:00pm)

- Traffic is a concern. Traffic will back up along Dallas Stanley Highway. People use it as a cut-through to Stanley. What improvements are you all making?
 - Century has completed a Traffic Improvement Analysis and it was determined that we will be required to install a left turn lane into the neighborhood
- No connection onto Evans Lake Road?
 - No. Only connections to Dallas Stanley Highway and Kiser Dairy Road
- What are you doing with the ponds/dams? Are the ponds staying?
 - Outlined improvements being performed by Woda Cooper to the lower pond. They intend on installing a new culvert and draining the pond. It will be going back to its natural state.
 - Century will need to evaluate the upper pond. It is likely that the dam will need to be repaired/improved.
- Erosion along pond access road needs to be evaluated.
 - Century will review that area and see what, if anything, needs to be done.
- Product type and square footages?
 - Single-family detached. Not townhomes.
 - 1500 SF to 2500 SF but subject to change as we move through the process and meet market demands.
- What is the BMP?
 - It is for collecting stormwater from the site, treating it, and then releasing it from the property.
- What does COS mean?
 - It stands for Common Open Space.
- How much of the property is wooded? How much will remain wooded?
 - The majority of the site is currently wooded.
 - Our intention is to leave as much of the 22 acres of open space wooded.
- Did you try to add on some any additional property?
 - We did reach out to a couple other property owners but did not receive responses.
- Schools? Attendance/capacity?
 - Century will investigate. Jamie Kanburoglu emailed the school board to get current statistics.
- What zoning classification are you asking for? How many lots?
 - RS-8 CD and a total of 138 lots.
- Are there any buffers that will be around any of the lots?
 - Yes, we are proposing a buffer behind a few of our lots to help screen our lots from the neighbors.
- Will the project be annexed into the Town of Dallas? Will my neighboring property be annexed into the Town of Dallas?
 - No, we are not being annexed into Dallas. This rezoning is going through Gaston County. Their property will not be annexed into the Town of Dallas.

Dallas Stanley – Public Information Meeting – January 9, 2025 (1:00pm to 3:00pm)

- Traffic backs up along Dallas Stanley Highway. What improvements are you all making?
 - Century has completed a Traffic Improvement Analysis and it was determined that we will be required to install a left turn lane into the neighborhood
- How many homes? Product?
 - 136, single-family detached
- How large are the lots?
 - 52' wide x 115' deep or 6,600 square feet
- Price point of homes?
 - Mid \$300s to low \$400s
- What are you doing with the ponds/dams? Are the ponds staying?
 - Outlined improvements being performed by Woda Cooper to the lower pond. They intend on installing a new culvert and draining the pond. It will be going back to its natural state.
 - Century will need to evaluate the upper pond. It is likely that the dam will need to be repaired/improved.
- Are you going to extend gas and use it in the subdivision?
 - We are certainly going to evaluate that as we move through the process, but we have not made that determination yet.
- What is the BMP?
 - It is for collecting stormwater from the site, treating it, and then releasing it from the property.
- Have we considered doing bike lanes in the neighborhood?
 - We have not. This would be dictated by NCDOT since they are intended on being public streets.
- Are you going to close down Dallas Stanley Highway during development? Recently there was some sort of emergency and several of us along this stretch could not get home.
 - We do not expect to shut down Dallas Stanley Highway during development. There will be traffic controllers while we install the required left hand turn lane.
- Are you going to be tearing down the houses onsite?
 - Yes, that is correct. Most of the structures have fallen into disrepair.
- How is this going to affect my taxes?
 - Gaston County would need to complete a reassessment of property values. (The last appraisal was completed in January 2023. North Carolina law requires all counties to conduct a property reappraisal at least every eight years to determine its market value. Gaston County has advanced its cycle to conduct a reappraisal every four years.)