



CITY OF CHERRYVILLE

116 S. MOUNTAIN STREET

CHERRYVILLE, N.C. 28021

PHONE: 704-435-1709 FAX: 704-435-9933

E-MAIL: pgreen@cityofcherryville.com

RESCHEDULED WORK SESSION MEETING

MONDAY AUGUST 30, 2021 @ 5:30 PM

CHERRYVILLE FIRE DEPARTMENT

411 E. CHURCH ST. CHERRYVILLE, N.C. 28021

ITEMS FOR DISCUSSION OR ACTION:

- I. CALL TO ORDER, HONORABLE MAYOR H.L. BEAM
- II. CONSIDERATION OF RESOLUTIONS AUTHORIZATING APPLICATIONS FOR GRANTS RE: WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM, CITY MANAGER/FIRE CHIEF JEFF CASH (See Agenda Materials) pg. (s) 1-4 **VOTE**
- III. CONSIDERATION TO AMEND THE CITY OF CHERRYVILLE'S COVID POLICY, CITY MANAGER/FIRE CHIEF JEFF CASH (See Agenda Materials) pg. (s) 5-10 **VOTE**
- IV. DISCUSSION OF DOWNTOWN PRIMARY FIRE DISTRICT, CITY MANAGER/FIRE CHIEF JEFF CASH
- V. DISCUSSION OF PROPOSED ARP (AMERICAN RESCUE PLAN) LIST, MAYOR BEAM (See Agenda Material) pg. 11 **VOTE**
- VI. CAROMONT UPDATE, CITY MANAGER/FIRE CHIEF JEFF CASH
- VII. DISCUSSION OF PUBLIC HEARING FOR SEPTEMBER 13, 2021 RE: REZONING 114 CONE STREET, GIS PARCEL #129448, MAYOR BEAM (See Agenda Materials) pg. (s) 12-16
- VIII. DISCUSSION OF PUBLIC HEARING FOR SEPTEMBER 13, 2021 RE: ZONING TEXT AMENDMENT, MAYOR BEAM (See Agenda Materials) pg. (s) 17-20

- IX. DISCUSSION TO SET A DATE FOR A PUBLIC HEARING FOR SEPTEMBER 13, 2021 RE: ZONING CLASSIFICATION CHANGE FROM R-40 TO R-12, PROPERTY GIS PARCEL #131030, PLANNING & ZONING DIRECTOR DERRICK MACKEY (See Agenda Materials) pg. (s) 21-28 **VOTE TO SET A DATE FOR PUBLIC HEARING**
- X. OTHER BUSINESS
- XI. CONSIDERATION TO ENTER INTO CLOSED SESSION RE: NCGS 143.318-11. (6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting. **VOTE TO ENTER INTO**
- XII. ADJOURNMENT **VOTE**

Providing exceptional service to our community that inspires life to blossom.



RESOLUTION BY GOVERNING BODY OF APPLICANT

- WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of a water distribution system project, and
- WHEREAS, The City of Cherryville has need for and intends to implement a **water distribution system** project described as an Asset Inventory and Assessment project, and
- WHEREAS, The City of Cherryville intends to request state grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CHERRYVILLE:

That City of Cherryville, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion thereof.

That Jeff Cash, City Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the implementation of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the ____ day of _____, 2021 at the Cherryville Fire Department in Cherryville, North Carolina.

Signature of Chief Executive Officer

Title



CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Cherryville does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City Council duly held on the _____ day of _____, 20____; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____.

Paige H. Green, CMC, NCCMC

City Clerk

Title



RESOLUTION BY GOVERNING BODY OF APPLICANT

- WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of a wastewater collection system project, and
- WHEREAS, The City of Cherryville has need for and intends to implement a wastewater collection system project described as an Asset Inventory and Assessment project, and
- WHEREAS, The City of Cherryville intends to request state grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CHERRYVILLE:

That City of Cherryville, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion thereof.

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That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

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Paige H. Green, CMC, NCCMC

City Clerk

Title



Due to the recent surge in Delta variant Covid-19 cases, the CDC has recently updated masking guidelines. The CDC recommends mask wearing:

- If you are not fully vaccinated, you should wear a mask in indoor public places
- Masks are not recommended outdoors with the exception of large, crowded settings

How to Wear

Wear a mask **correctly** and **consistently** for the best protection.

- Be sure to [wash your hands or use hand sanitizer](#) before putting on a mask.
- Do **NOT** touch the mask when wearing it. If you have to often touch/adjust your mask, it doesn't fit you properly, and you may need to find a different mask or make adjustments.

Do wear a mask that



- Covers your nose and mouth and secure it under your chin.
- Fits snugly against the sides of your face.

While employees are not required to wear masks in most environments and situations, there are some situations where we strongly urge you to wear a mask. We are asking you to use common sense as to when and where you choose to wear a mask. We are also designating our Department Heads to make the decisions as to when and where their employees are required to wear a mask in the performance of their job duties.

To Be Clear... We are strongly recommending you follow the CDC guidelines for your protection. The safety and wellbeing of our employees is our most important concern.

City of Cherryville | 116 S. Mountain St. | Cherryville, NC 28021

Phone: 704-435-1700 | www.cityofcherryville.com



Notice of Workplace Exposure to a Communicable Disease

We have been notified that one of our employees has been diagnosed with the novel coronavirus, also known as COVID-19.

As such, employees working at the City of Cherryville may have been exposed to this virus. According to the Centers for Disease Control and Prevention (CDC), the virus is thought to spread mainly between people who are in close contact with one another (within about 6 feet) through respiratory droplets produced by an infected person.

If you experience symptoms of COVID-19 illness, please inform Human Resources at 704-435-1709 and contact your health care provider. The City of Cherryville will keep all medical information confidential and will only disclose it on a need-to-know basis. Please note that your vaccination status impacts your ability to return to work.

The City of Cherryville is taking measures to ensure the safety of our employees during this coronavirus outbreak, including:

- Notifying potentially impacted employees
- Disinfecting workspaces
- Offering telework, when possible

Please review the attached Guidance for Employees. This explains when you are required to quarantine and when you are allowed to return to work.

For more information on COVID-19, including symptoms and treatment, visit the CDC website at www.cdc.gov.

Quarantine Guidance for Contacts to a Person with COVID-19

Day 1

Stay Home

If you are identified as a contact to a person with COVID-19, you should immediately begin quarantine at home.

Day 5

Get Tested

After being identified as a contact to a person with COVID-19, you should quarantine at home until it has been at least 5 days since your last date of exposure. On or after day 5, it is recommended you get tested for COVID-19.

Day 7

Last Day of Quarantine if No Symptoms and Test Results are Negative

If your test results come back negative and you have remained symptom-free, you may discontinue quarantine after day 7. You should remain in quarantine until you receive your test results, even if you do not receive them until after day 7 to ensure your results are negative.

Continue to quarantine at home until you receive your test results.

Day 10

Last Day of Quarantine if No symptoms and No Test

If you choose not to be tested, you may discontinue quarantine after day 10 if you have remained symptom-free throughout the entire 10 days of quarantine.

If quarantine is discontinued before day 14, you must continue to monitor your symptoms, wear a face covering and social distance through 14 days after the date of your last exposure.

Gaston County COVID-19
Helpline: 704-862-5303

COVID-19 SICK LEAVE APPLICATION FORM

City of Cherryville

Employee Information

Name: _____ EE#: _____ DOH: _____ Department: _____

Job Title: _____ Date Submitted: _____ Phone Number: _____

Qualifying Reason for Leave – Please check if applicable.

I have not received 80 hours of Emergency Paid Sick Leave under the CARES act.

If you have already received 80 hours of Covid Pay then you are ineligible for this benefit.

Qualifying Reason for Leave – Attach documentation. Select your qualifying reason:

(1) I have tested positive for COVID.

(2) I am caring for an immediate family member who is positive for COVID. Relationship? _____

(3) I am subject to quarantine per CDC guidelines.

Requested Leave Dates

Start Date of Leave: _____ Last Day of Leave: _____

Documentation Required

Documentation of the reason for the leave will also be necessary. Please attach document to your request for leave.

Written documentation by a health care provider advising you to self-quarantine due to concerns related to COVID-19 must be provided.

Supervisor and Employee Signatures

By submitting this request for COVID-19 SICK LEAVE, I am confirming that I am unable to work for the reason(s) checked above. I understand that falsifying information related to this request is subject to discipline up to and including discharge.

Employee Signature (Typed or Written): _____ Supervisor Signature (Typed or Written): _____

For Use By Human Resources Only

Approved Approved with modifications to request Denied

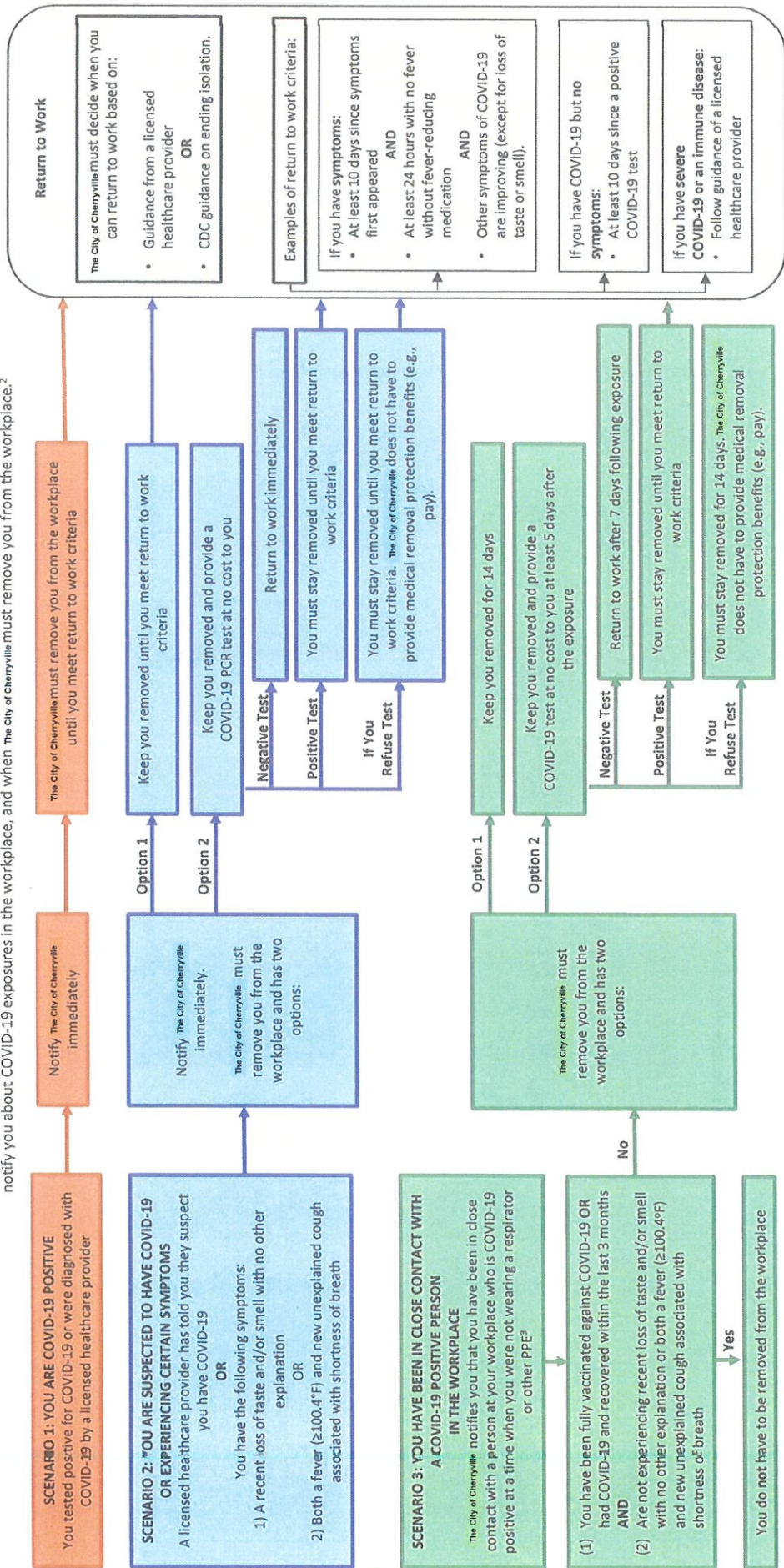
If approved, the following hours will be added to your sick bank:

- If you've not used any Covid sick leave before, 80 hours
- If you've used Covid sick leave before, then, you will receive the balance of 80 – hours used

EFFECTIVE DATE: 1/1/2021 until further notice. This procedure may be altered at any time without prior advance notice.

Guidance for Employees – Notification to Employer and Paid¹ Medical Removal for COVID-19

This flow chart explains when you need to notify the City of Cherryville about COVID-19-related issues, when the City of Cherryville must notify you about COVID-19 exposures in the workplace, and when the City of Cherryville must remove you from the workplace.²



Return to Work

The City of Cherryville must decide when you can return to work based on:

- Guidance from a licensed healthcare provider
- OR
- CDC guidance on ending isolation.

Examples of return to work criteria:

If you have symptoms:

- At least 10 days since symptoms first appeared
- AND
- At least 24 hours with no fever without fever-reducing medication
- AND
- Other symptoms of COVID-19 are improving (except for loss of taste or smell).

If you have COVID-19 but no symptoms:

- At least 10 days since a positive COVID-19 test

If you have severe COVID-19 or an immune disease:

- Follow guidance of a licensed healthcare provider

¹ OSHA is requiring medical removal protection benefits to be paid only by employers that have more than 10 employees.

² The City of Cherryville may choose to remove or test you for other COVID-19-related reasons not required by the procedure (e.g., additional symptoms from the CDC list or exposure to someone who is COVID-19 positive outside the workplace).

³ The City of Cherryville is not required to notify you following exposure to a patient with confirmed COVID-19 if you work in a place where services are normally provided to suspected or confirmed COVID-19 patients (e.g., emergency rooms, urgent care facilities).



COVID-19 Vaccination Incentives

As an incentive to encourage employees to receive the COVID-19 vaccine, we will offer 24 hours of paid vacation time. The employee will be able to use this time off at the discretion of their direct supervisor. To receive this time, employees will follow the guidelines below:

- ❖ If an employee has already been fully vaccinated, proof in the form of their vaccination card or letter must be given to Paige Green or Jeff Cash to receive their 24 hours of time off.
- ❖ If the employee gets fully vaccinated within 60 days of the adoption of this policy and provides proof to Paige Green or Jeff Cash, they shall then receive their 24 hours of time off.

**American Rescue Plan (ARP) - \$1.78 Million
Staff Recommended Priority List
June 14, 2021**

- West Church (Hwy 150 West Water Line) – \$1,200,000 - Bond
- Main Street to Peak Resources Water Line - \$1,000,000 - Bond
- Sewer Line to Ballard Pump Station - \$1,000,000 - Bond
- Black Rock - \$200,000
- Police Department Facility Repairs (Roof & Plumbing) - \$66,000
- Police Department Evidence Storage Building - \$17,000
- Body Cams (Police) - \$18,000
- Planning/Zoning Software - \$12,000
- Lawn Mower (Recreation) - \$12,000
- Storage Building (Recreation) - \$10,000
- Generator (Wastewater Plant) - \$93,000
- Roof at Ballard Pump Station (Wastewater Plant) - \$20,000
- Raw Water Pump (Water Plant) - \$20,000
- Water Plant Road - \$50,000
- High Service Pump (Water Plant) - \$65,000
- Little League Parking Lot - \$60,000
- ADA at City Hall - \$600,000
- Westgate Park - \$350,000
- Splash Pad - \$350,000
- ADA City-Wide
- Water Plant Elevator Repairs
- Water Plant Tank Maintenance
- Wastewater Treatment Pump Station Bridge

**PROCEDURE FOR AMENDMENT TO OFFICIAL ZONING MAP
CITY OF CHERRYVILLE**

REQUEST FOR CHANGE IN ZONING CLASSIFICATION

- Applicant consults with the Zoning Administrator
- Applicant completes and submits (along with a \$250.00 application fee) the application forms at least 15 days prior to the regular Planning & Zoning Board meeting
- City Council sets Public Hearing for Zoning Classification change (at their regular meeting on the 2nd Monday of the month)
- Planning Board considers the application, makes a recommendation to the City Council (at their regular meeting on the 3rd Monday of the month)
- Zoning Administrator advertises proposed map change in local newspaper one (1) day for two (2) consecutive weeks, notifies adjoining property owners by mail and posts notification sign at proposed site
- City Council holds a Public Hearing (generally the 2nd Monday of the following month) and following the Public Hearing, decides in favor of or against proposed Zoning Classification change

CITY OF CHERRYVILLE

APPLICATION FOR ZONING CLASSIFICATION CHANGE

TO THE CHAIRMAN OF THE CHERRYVILLE PLANNING & ZONING BOARD

The undersigned hereby respectfully request that the Cherryville Planning & Zoning Board, pursuant to the provisions of Section 19 of the Cherryville Zoning Ordinance, recommended to the Cherryville City Council a zoning classification change from:

B-2 to RO

on the following described property:

Gaston County Tax Book _____, Map _____, Parcel(s) 129448

PID # 129448 Total Acreage of Property: .47

The property address is: 114 Cone St Cherryville, NC

Owner/Applicant Name: William Brian Stroupe / Brian Daltus

Mailing Address: 300 E Main Street

Phone Number(s): 704-488-7092

This property is owned by William Brian Stroupe

as evidence by deed dated 5-13-21

recorded in Gaston County Deed Book 5227, Page 1230

This property is bounded by on the:

NORTH: Kathie Browne 112 Cone St

SOUTH: Medical Center Pharmacy 607 E Academy

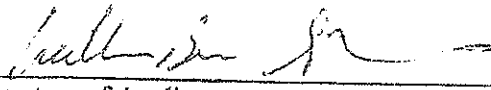
EAST: Joe Martin 701 E. Academy

WEST: Joshua Emma Snipes 603 E. Academy

It is understood by the undersigned that the Zoning Map, as originally adopted and as subsequently amended, is presumed by the Planning Board to be appropriate to the property involved and that the burden of proof for a Zoning Amendment rests with applicant.

It is further understood by the undersigned that the singling out of a small parcel(s) of land for exceptional zoning constitutes "spot" zoning and in such cases as rezoning request and a public hearing is superfluous. Therefore, it is the responsibility of the applicant to submit a valid request, not incompatible with the existing neighborhood zoning patterns. The responsibility of securing additional properties to be included in the request lies with the undersigned.

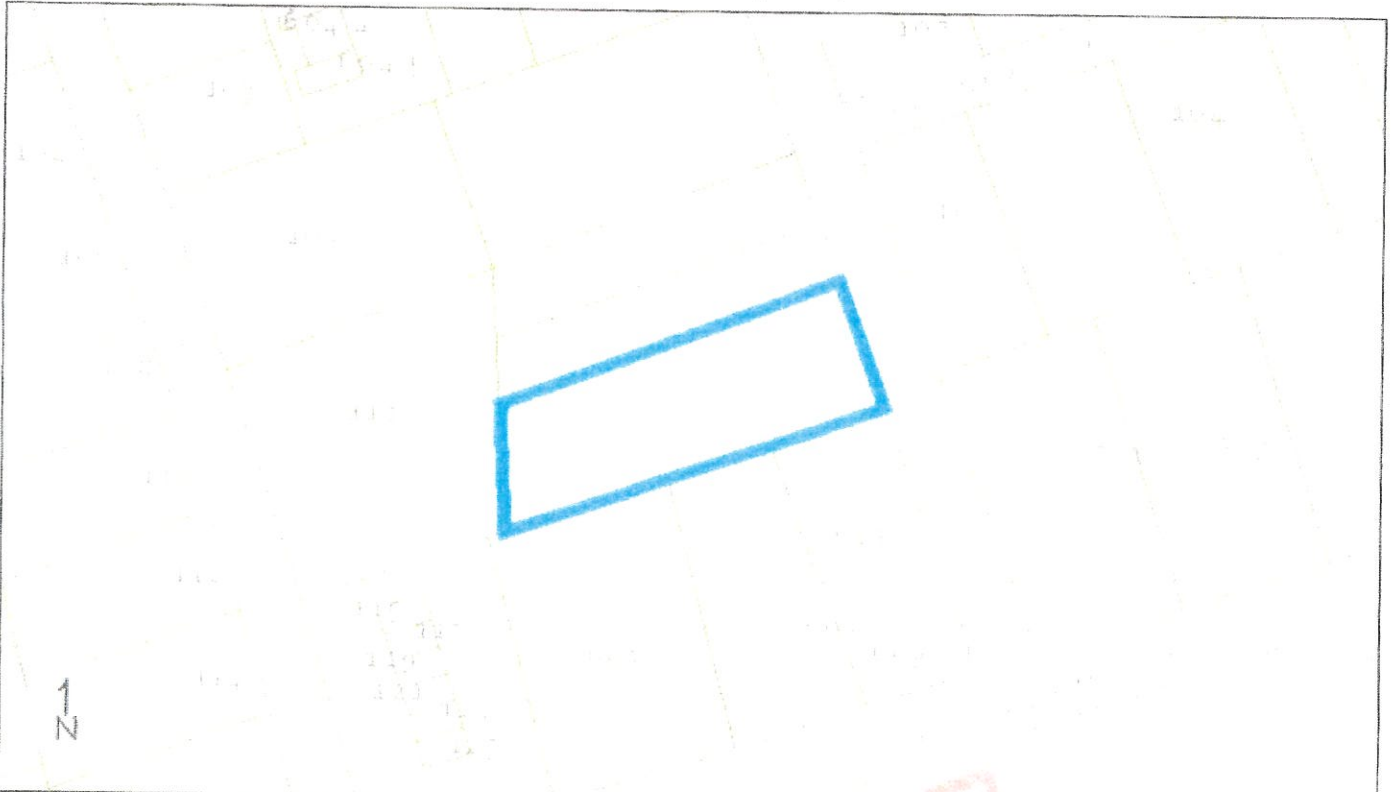
A check, made payable to the City of Cherryville, or cash, in the amount of \$250.00 to cover the cost of advertisement and Public Hearing(s), is submitted herewith.



Signature of Applicant

6-9-21

Date



129448 02/25/2014

Primary Property Address

114 CONE ST CHERRYVILLE, NC 28021

Tax Information

PARCEL #: 129448
PIN #: 2690218588
CURRENT OWNERS: STROUPE WILLIAM B
MAILING ADDRESS: 625 PAUL H BEAM RD,
 CHERRYVILLE, NC 28021-
NBHD #: 1A022
NBHD NAME: S. JACOB STREET
TOWNSHIP: CHERRYVILLE TOWNSHIP
LEGAL DESC: J M C STROUP L 86 & ADD'L 06
 004 083 00 000

Tax Information

DEED BOOK: 5227 **PAGE:** 1230
DEED RECORDING DATE: 5/13/2021
SALES AMOUNT: \$8,000
PLAT BOOK: 001 **PAGE:** 066
STRUCTURE TYPE: BUNGALOW
YEAR BUILT: 1930
SQUARE FOOTAGE: 1200
BASEMENT: NO
BED: 3 **BATH:** 1 **HALF-BATH:** 0
MULTI-STRUCTURES: NO
ACREAGE: 0.47
TAX DISTRICT: CHERRYVILLE CITY
VOLUNTARY AG DISTRICT: NO
PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$10,000
MARKET IMPR. VALUE: \$47,300
MARKET VALUE: \$57,300
FARM DISCOUNT: NO
EXEMPTION: NO
TAXABLE VALUE: \$57,300

Election Information

PRECINCT NAME: CHERRYVILLE I
POLLING PLACE: CHERRYVILLE
 COMMUNITY CENTER
POLLING ADDRESS: 108 S. JACOBS ST
WARD #: 1
CONGRESS REPRESENTATIVE: VIRGINIA
 FOXX
CONGRESSIONAL DISTRICT: 5
HOUSE REPRESENTATIVE: KELLY E.
 HASTINGS
HOUSE DISTRICT: 110
SENATOR: KATHY HARRINGTON
SENATE DISTRICT: 43

Parcel Information

CITY LIMITS: CHERRYVILLE
ETJ: NOT IN ETJ
POLICE DISTRICT: CHERRYVILLE
FIRE DISTRICT: CHERRYVILLE
FLOOD:
LOCAL WATERSHED: BEAVER DAM CREEK
CENSUS TRACT: 307

Disclaimer: The information provided is not to be considered as a legal document or description. The map & parcel data is believed to be accurate, but
 Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2019 - Document created for printing on 7/13/2021



STATEMENT OF CONSISTENCY

CITY OF CHERRYVILLE REQUIREMENT OF SECTION 19.1.10 OF THE CITY OF CHERRYVILLE ZONING ORDINANCE

The Cherryville City Council, held a Public Hearing on: July 19th, 2021 to consider Rezoning 114 Cone St. (Parcel ID# 129448). After the Public Hearing and discussion of the rezoning the Council draws the following CONCLUSIONS:

1. It is the Council's CONCLUSION that, the proposed rezoning **IS / IS NOT** consistent with the City of Cherryville Land Use Plan adopted in August, 2012.

 2. The Council finds the proposed rezoning **IS / IS NOT** reasonable and **IS / IS NOT** in the public interest. This conclusion is based on the following:
-

Ordered this 9th day of August, 2021

H.L. Beam III - Mayor

Paige Green - City Clerk

Mission Statement: Providing Exceptional Service to our community that inspires life to blossom



City of Cherryville

Application to Amend the Text of the Zoning Ordinance

To: City of Cherryville City Council

The Cherryville Zoning and Planning Office respectfully request that the Cherryville City Council, adopt a Zoning Code text amendment for a Single Family Cluster to be used under Special Use Permit.

Proposed Text Amendment to allow Single Family Cluster Designation

This will allow a more efficient design

6.2.2 R-15 Residential District

...residences and, except as provided in section 6.5, the minimum lot ...

(strike last sentence of this section)

6.2.3 R-12 Residential District

This district is established to provide for single-family and two-family residences. Except as provided in section 6.5, the minimum lot size for single family lots is 12,000, and the minimum lot size for two-family lots is 18,000 square feet. Public water and sewer are required in the R-12 district. Certain other uses are allowed or maybe allowed on a conditional basis.

6.2.4 R-9 Residential District

This district is established to provide for single-family and two-family residences. Except as provided in section 6.5, the minimum lot size for single-family lots is 9,000 square feet and for two-family lots is 12,000 square feet. Public sewer and domestic water are required in the R-9 district. Accessory residences are allowed on a conditional basis. Other uses are allowed or maybe allowed on a conditional basis.

Section 6.5 Cluster Development.

There are circumstances where a better community can be achieved by concentrating development on portions of the site most suitable for development; leaving undeveloped land which can be left in its natural state or developed into open space amenities to serve the community. Such development patterns typically require less street and utilities per unit than conventional development; thus saving both initial costs and long term maintenance costs. To facilitate such a more sustainable development pattern, cluster development is allowed as a conditional use in accordance with the following requirements.

6.5.1 Basic Requirements: Cluster development shall meet all of the following criteria:

- a. Minimum Acreage: The minimum area of a cluster development shall be 10 acres.
- b. Conditional Use: Cluster development requires a conditional use permit. As part of the conditional use approval, a schematic master plan shall be provided which shall show the intended layout, density, and the arrangement of roads, lots, and open space. Minimum proposed open space improvements shall be indicated on the master plan.
- c. Dimensional requirements: All cluster developments shall meet the City of Cherryville Subdivision Regulations, but are exempt from the subdivision ordinance and the zoning ordinance requirements relating to layout, minimum lot size, property line setbacks and street frontage. Minimum lot requirements are:

MINIMUM SINGLE FAMILY LOT REQUIRMENTS

| Zoning | Area | Width | Setback | Side yard | Rear yard | Open Space |
|--------|--------|-------|---------|-----------|-----------|------------|
| R-40 | 20,000 | 70' | 25' | 8' | 30' | 50% |
| R-15 | 10,000 | 70' | 25' | 6' | 25' | 33% |
| R-12 | 8,000 | 60' | 25' | 5' | 25' | 33% |
| R-9 | 6,000 | 50' | 20' | 5' | 25' | 33% |

MINIMUM TWO FAMILY LOT REQUIREMENTS

| Zoning | Area | Width | Setback | Side yard | Rear yard | Open Space |
|--------|--------|-------|---------|-----------|-----------|------------|
| R-12 | 12,000 | 70' | 25' | 6' | 25' | 33% |
| R-9 | 9,000 | 60' | 25' | 6' | 25' | 33% |

- d. Additional requirements:
 - 1) Public sewer and water are required.
 - 2) Minimum rear yards along exterior boundaries of development shall be increased by 10'.
 - 3) Street trees shall be required on each side of the street at a minimum average spacing of 50' on center.
 - 4) Minimum 4' wide sidewalks shall be required. Cul-de-sacs require sidewalk on one side only.

6.5.2 Dedication and Maintenance of Common Open Spaces

- a. Covenant Restrictions: The common open space land shall be jointly owned in common by the owners of the dwelling units/lots in the development. Covenants for mandatory memberships in an association, setting forth the owner's rights and interests, shall be included in the deed for each lot.
- b. Use of Common Open Space: The common open space shall be permanently restricted to recreation, conservation or agricultural purposes. Structures accessory to non-commercial recreational, conservation or agricultural uses may be erected on the common open space. Utilities serving the development and measures intended to enhance water quality may be on common open space.
- c. Restrictions on Common Open Spaces: Common open spaces shall be shown on the final record plat with notation that indicates that:
 - 1) Common open space shall not be used for additional residential units.
 - 2) A part or all of the common open spaces may be dedicated for acceptance by the City for operation as a municipal recreation facility.
- d. Developer Responsibility for Common Open Space Maintenance: The developer or sub-divider shall maintain control of such open space(s) and shall be

responsible for their maintenance until at least 50% but not more than 85% of the lots/units are sold.

- e. **Phased Dedication of Common Open Space:** The minimum percent of common open space recorded on each record plat shall be such that the total percent of open space dedicated at any one time is approximately equal to the percent of total lots recorded.

Paige Green

From: Derrick Mackey <dmackey@cityofcherryville.com>
Sent: Tuesday, August 17, 2021 10:06 AM
To: Paige Green
Subject: Rezoning of property on JC Dellinger
Attachments: Scan.pdf

Planning and Zoning Board voted unanimously for recommendation to City Council to make change from R-40 to R-12.
Will need on agenda for a Public Hearing date.

CITY OF CHERRYVILLE

APPLICATION FOR ZONING CLASSIFICATION CHANGE

TO THE CHAIRMAN OF THE CHERRYVILLE PLANNING & ZONING BOARD

The undersigned hereby respectfully request that the Cherryville Planning & Zoning Board, pursuant to the provisions of Section 19 of the Cherryville Zoning Ordinance, recommended to the Cherryville City Council a zoning classification change from;

R-40 to R-12

on the following described property;

Gaston County Tax Book 4402, Map 1292, Parcel(s) 131030

PID # 2599177335 Total Acreage of Property: 7.84

The property address is: NO ASSIGNED ADDRESS

Owner/Applicant Name: VEDA JACKSON

Mailing Address: 815 J. C. DELLINGER RD. CHERRYVILLE, NC

Phone Number(s): (704) 435-3310 / (704) 530-8788

This property is owned by VEDA JACKSON

as evidence by deed dated 4/30/2008

recorded in Gaston County Deed Book 4402, Page 1292

This property is bounded by on the:

NORTH: 131053, 161597,

SOUTH: 160337, 131028

EAST: 131021, 130984, 198224, 130976, 130981, 130975

WEST: 207334, 221884

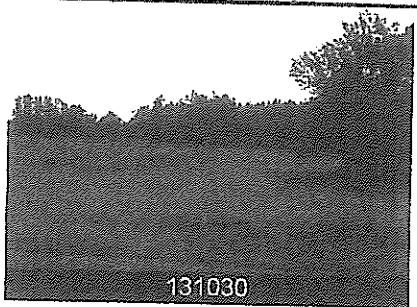
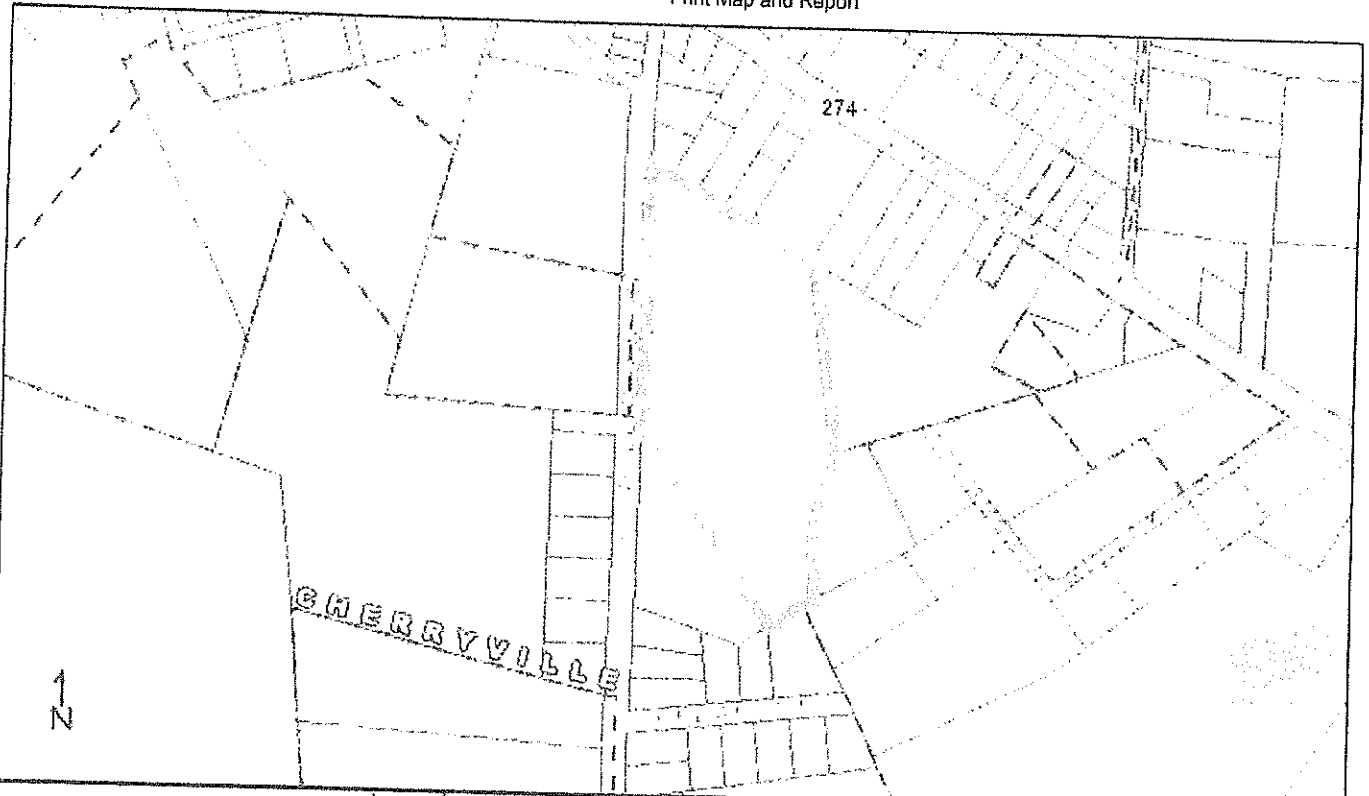
It is understood by the undersigned that the Zoning Map, as originally adopted and as subsequently amended, is presumed by the Planning Board to be appropriate to the property involved and that the burden of proof for a Zoning Amendment rests with applicant.

It is further understood by the undersigned that the singling out of a small parcel(s) of land for exceptional zoning constitutes "spot" zoning and in such cases as rezoning request and a public hearing is superfluous. Therefore, it is the responsibility of the applicant to submit a valid request, not incompatible with the existing neighborhood zoning patterns. The responsibility of securing additional properties to be included in the request lies with the undersigned.

A check, made payable to the City of Cherryville, or cash, in the amount of \$250.00 to cover the cost of advertisement and Public Hearing(s), is submitted herewith.

Veda Jackson
Signature of Applicant

7-28-21
Date



Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 131030
 PIN #: 2599177335
 CURRENT OWNERS: JACKSON VEDA
 DELLINGER
 MAILING ADDRESS: 815 J C DELLINGER RD,
 CHERRYVILLE, NC 28021-
 NBHD #: 1A056
 NBHD NAME: MARYS GROVE RURAL 1A
 TOWNSHIP: CHERRYVILLE TOWNSHIP
 LEGAL DESC: ROBINSON YARN MILL L P/25
 06 014A 001 00 000

Tax Information

DEED BOOK: 4402 PAGE: 1292
 DEED RECORDING DATE: 4/30/2008
 SALES AMOUNT: \$5,000
 PLAT BOOK: PAGE:
 STRUCTURE TYPE:
 YEAR BUILT: 0
 SQUARE FOOTAGE: 0
 BASEMENT: NO
 BED: 0 BATH: 0 HALF-BATH:
 MULTI-STRUCTURES: NO
 ACREAGE: 7.84
 TAX DISTRICT: CHERRYVILLE CITY
 VOLUNTARY AG DISTRICT: NO
 PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$55,880
 MARKET IMPR. VALUE: \$0
 MARKET VALUE: \$55,880
 FARM DISCOUNT: YES
 EXEMPTION: NO
 TAXABLE VALUE: \$3,920

Election Information

PRECINCT NAME: CHERRYVILLE III
 POLLING PLACE: FIRST PRESBYTERIAN
 CHURCH FELLOWSHIP HALL
 POLLING ADDRESS: 107 W. ACADEMY ST
 WARD #: 2
 CONGRESS REPRESENTATIVE: VIRGINIA
 FOXX
 CONGRESSIONAL DISTRICT: 5
 HOUSE REPRESENTATIVE: KELLY E.
 HASTINGS
 HOUSE DISTRICT: 110
 SENATOR: KATHY HARRINGTON
 SENATE DISTRICT: 43

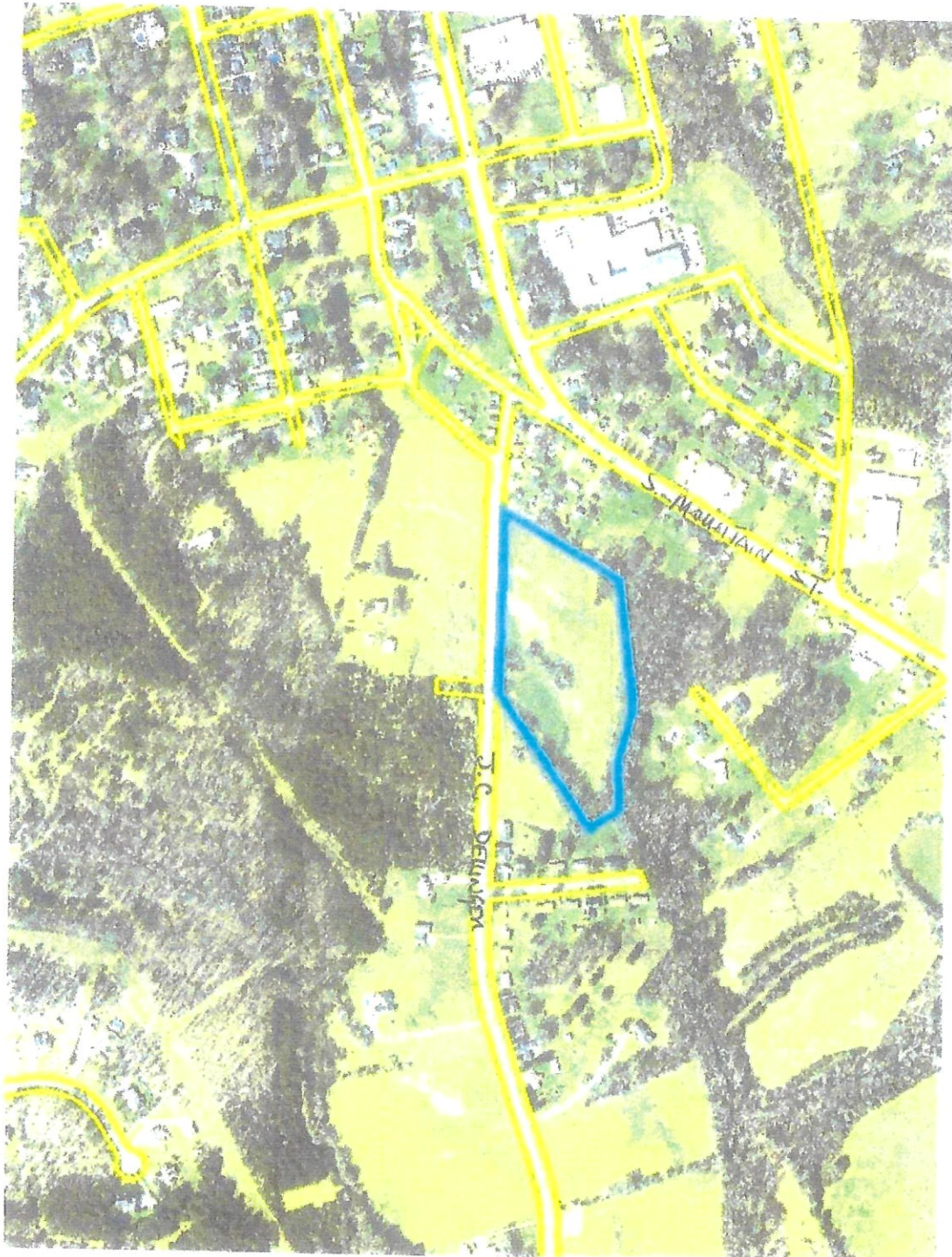
Parcel Information

CITY LIMITS: CHERRYVILLE
 ETJ: NOT IN ETJ
 POLICE DISTRICT: CHERRYVILLE
 FIRE DISTRICT: CHERRYVILLE
 FLOOD:
 LOCAL WATERSHED: MUDDY CREEK
 CENSUS TRACT: 307

Disclaimer: The information provided is not to be considered as a legal document or description. The map & parcel data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2019. - Document created for printing on 8/4/2021



Printed On: 8/5/2021



PARCEL # 131030 7.84 ACRES

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CITY OF CHERRYVILLE

APPLICATION FOR ZONING CLASSIFICATION CHANGE

TO THE CHAIRMAN OF THE CHERRYVILLE PLANNING & ZONING BOARD

The undersigned hereby respectfully request that the Cherryville Planning & Zoning Board, pursuant to the provisions of Section 19 of the Cherryville Zoning Ordinance, recommended to the Cherryville City Council a zoning classification change from;

R-40 to R-12

on the following described property;

Gaston County Tax Book 4402, Map 1292, Parcel(s) 131031

PID # 2599177335 Total Acreage of Property: 1.79

The property address is: NO ASSIGNED ADDRESS

Owner/Applicant Name: VEDA JACKSON

Mailing Address: 815 J-C. DEUNGER RD

Phone Number(s): (704) 435-3310 / (704) 530-8788

This property is owned by VEDA JACKSON

as evidence by deed dated 4/30/2008

recorded in Gaston County Deed Book 4402, Page 1295

This property is bounded by on the:

NORTH: 160339, 160340, 160341, 160342, 160343

SOUTH: 131030

EAST: 131030

WEST: 131032, 131035, 131036, 207334

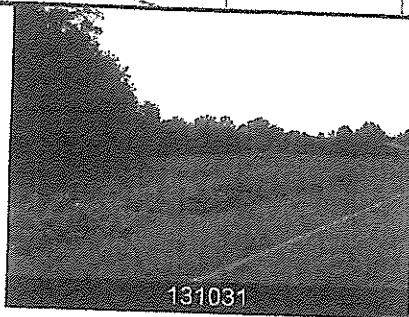
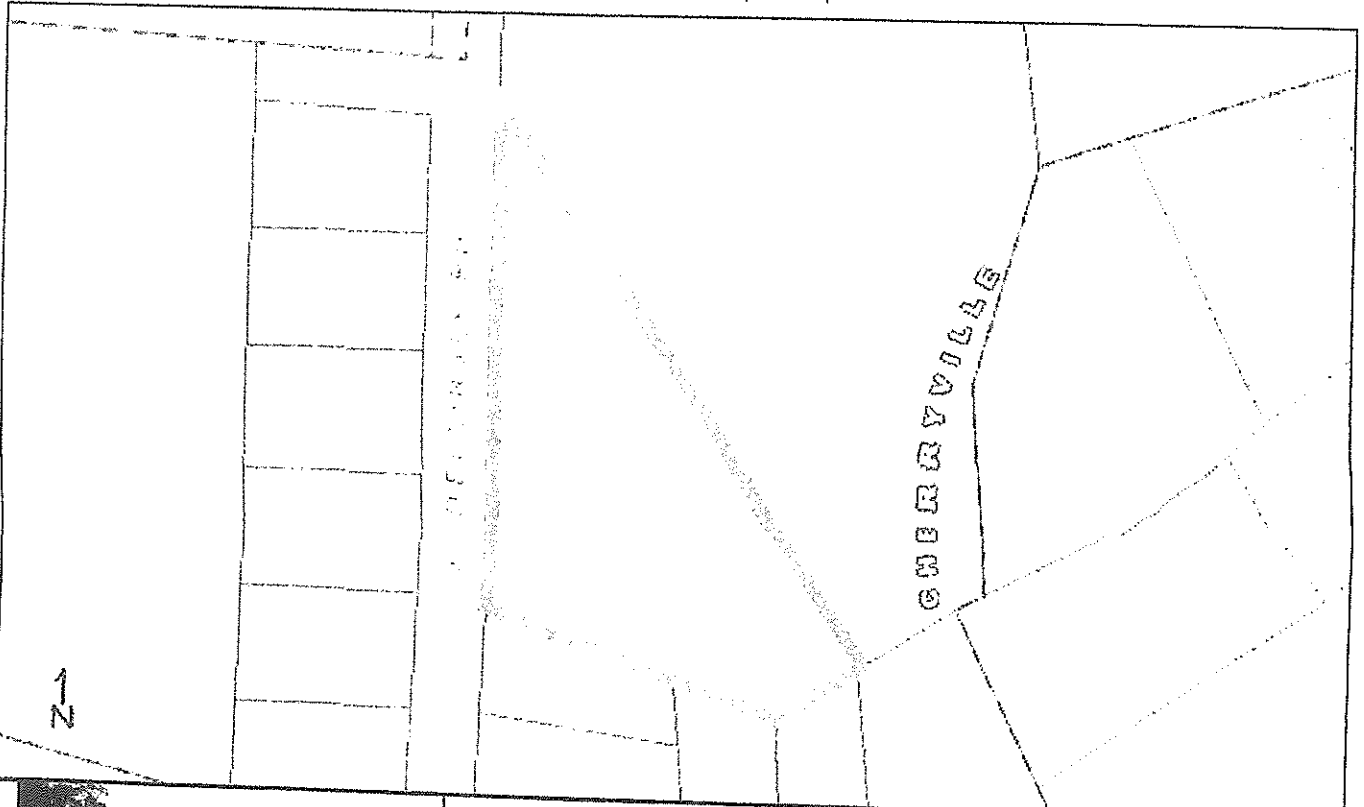
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Vesta Jackson
Signature of Applicant

7-28-21
Date



Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 131031
PIN #: 2599166913
CURRENT OWNERS: JACKSON VEDA DELLINGER
MAILING ADDRESS: 815 J C DELLINGER RD, CHERRYVILLE, NC 28021-
NBND #: 1A056
NBND NAME: MARYS GROVE RURAL 1A
TOWNSHIP: CHERRYVILLE TOWNSHIP
LEGAL DESC: . 06 014A 002 00 000

Tax Information

DEED BOOK: 4402 **PAGE:** 1295
DEED RECORDING DATE: 4/30/2008
SALES AMOUNT: \$1,000
PLAT BOOK: **PAGE:**
STRUCTURE TYPE:
YEAR BUILT: 0
SQUARE FOOTAGE: 0
BASEMENT: NO
BED: 0 **BATH:** 0 **HALF-BATH:**
MULTI-STRUCTURES: NO
ACREAGE: 1.79
TAX DISTRICT: CHERRYVILLE CITY
VOLUNTARY AG DISTRICT: NO
PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$13,110
MARKET IMPR. VALUE: \$0
MARKET VALUE: \$13,110
FARM DISCOUNT: YES
EXEMPTION: NO
TAXABLE VALUE: \$900

Election Information

PRECINCT NAME: CHERRYVILLE III
POLLING PLACE: FIRST PRESBYTERIAN CHURCH FELLOWSHIP HALL
POLLING ADDRESS: 107 W. ACADEMY ST
WARD #: 2
CONGRESS REPRESENTATIVE: VIRGINIA FOXX
CONGRESSIONAL DISTRICT: 5
HOUSE REPRESENTATIVE: KELLY E. HASTINGS
HOUSE DISTRICT: 110
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SENATE DISTRICT: 43

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CITY LIMITS: CHERRYVILLE
ETJ: NOT IN ETJ
POLICE DISTRICT: CHERRYVILLE
FIRE DISTRICT: CHERRYVILLE
FLOOD:
LOCAL WATERSHED: MUDDY CREEK
CENSUS TRACT: 307

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