



CITY OF CHERRYVILLE

116 S. MOUNTAIN STREET

CHERRYVILLE, N.C. 28021

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REGULAR CITY COUNCIL MEETING

MONDAY DECEMBER 13, 2021 @ 6:00 PM

CHERRYVILLE COMMUNITY BUILDING

W. J. ALLRAN COUNCIL CHAMBERS

106 S. JACOB ST. CHERRYVILLE, N.C. 28021

- I. CALL TO ORDER: HONORABLE MAYOR H.L. BEAM III
- II. INVOCATION: PASTOR DALE HENDRICKS, SHADY GROVE BAPTIST CHURCH
- III. PLEDGE OF ALLEGIANCE
- IV. AGENDA APPROVAL **VOTE**
- V. APPROVAL OF MINUTES (See Agenda Materials) **VOTE**
 - A. CITY COUNCIL REGULAR MEETING NOVEMBER 8, 2021 pg.(s) 1-9
 - B. CITY COUNCIL WORK SESSION MEETING NOVEMBER 30, 2021 pg.(s) 10-23
 - C. CITY COUNCIL CLOSED SESSION MEETING NOVEMBER 30, 2021 (Handed out)
 - D. CITY COUNCIL SPECIAL MEETING DECEMBER 4, 2021 pg. 24-25
 - E. CITY COUNCIL CLOSED SESSION MEETING DECEMBER 4, 2021 (Handed out)
- VI. MAYOR'S COMMENTS
- VII. SWEARING IN CEREMONY OF ELECTED OFFICIALS, CITY CLERK PAIGE H. GREEN
 - COUNCILMEMBER GARY FREEMAN
 - COUNCILMEMBER JILL PARKER PUETT
 - HONORABLE MAYOR H.L. BEAM
- VIII. CITIZENS TO BE HEARD: CITIZENS THAT WISH TO SPEAK MAY DO SO BY COMING TO THE PODIUM AND STATING YOUR NAME AND ADDRESS BEFORE YOU SPEAK.

COMMENTS WILL BE HELD TO 5 MINUTES PER PERSON. *(PLEASE SIGN UP WITH THE CITY CLERK AT THE MEETING BEFORE THE MEETING BEGINS)*

- IX. CONSIDERATION OF COUNCIL APPOINTMENTS, MAYOR H.L. BEAM (See Agenda Materials) pg. 26 **VOTE**
- X. CONSIDERATION OF PROPOSED PRICE INCREASE RE: CHERRYVILLE MEMORIAL CEMETERY & CHERRYVILLE MEMORIAL COURTYARD, CITY CLERK PAIGE H. GREEN (See Agenda Materials) pg. (s) 27-29 **VOTE**
- XI. UPDATE ON REZONING OF STROUP ACRES, PLANNING & ZONING DIRECTOR DERRICK MACKEY
Mayor we need a motion to continue the public hearing from Nov. 8 to Jan. 10
- XII. CONSIDERATION OF APPOINTMENT TO PLANNING & ZONING BOARD/BOARD OF ADJUSTMENTS, PLANNING & ZONING DIRECTOR DERRICK MACKEY (See Agenda Material) pg. 30 **VOTE**
- XIII. CONSIDERATION TO CANCEL DECEMBER WORK SESSION MEETING ON DECEMBER 28, 2021, MAYOR H.L. BEAM **VOTE**
- XIV. OTHER BUSINESS
- XV. ADJOURNMENT **VOTE**

MERRY CHRISTMAS AND HAPPY NEW YEAR!

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



REGULAR CITY COUNCIL MEETING

MONDAY NOVEMBER 8, 2021 @ 6:00 PM

CHERRYVILLE COMMUNITY BUILDING

W. J. ALLRAN COUNCIL CHAMBERS

106 S. JACOB ST. CHERRYVILLE, N.C. 28021

The Honorable Mayor H.L. Beam called the meeting to order at the community building on the big side. Councilmember's Jill Puett, Gary Freeman, Malcolm Parker, and Jon Abernethy were present. City Clerk Paige H. Green, City Attorney Palmer Huffstetler Jr., Police Chief Cam Jenks, Public Works Director Brandon Abernathy, Downtown Director David Day, and Finance Director Dixie Wall, Asst. Fire Chief Jason Wofford, and Captain Brian Doolittle were also present. Michael Powell of the Cherryville Eagle was present for media coverage.

INVOCATION: PASTOR DR. VINCE HEFNER, FIRST BAPTIST CHURCH:

Pastor Dr. Vince Hefner gave the invocation.

PLEDGE OF ALLEGIANCE:

Everyone stood and recited the Pledge of Allegiance.

AGENDA APPROVAL:

Councilmember Parker made a motion to approve the agenda as written. Councilmember Freeman seconded the motion and the vote was unanimous.

APPROVAL OF MINUTES:

Councilmember Puett made a motion to approve the minutes from the following meetings:

- A. CITY COUNCIL MEETING OCTOBER 11, 2021
- B. CITY COUNCIL CLOSED SESSION MINUTES OCTOBER 11, 2021
- C. CITY COUNCIL RESCHEDULED WORK SESSION MEETING OCTOBER 26, 2021
- D. CITY COUNCIL CLOSED SESSION MINUTES OCTOBER 26, 2021

Councilmember Abernethy seconded the motion and the vote was unanimous.

MAYOR'S COMMENTS:

First, I would like to welcome all of our citizens here tonight. Your presence is an indication of your interest and concern for your city government. This goes also to any citizens listening or viewing via social or city media that is available tonight.

I want to thank all of our city's citizens that came out to vote this past Tuesday. The City's turnout was more than expected as precinct 36 located at Second Baptist Church ran out of ballots and voters had to wait some 30 minutes for new ballots. In the end, over one thousand voters turned out. I was fortunate enough to be re-elected to serve my fifth two-year term as your mayor.

At this time, I want to acknowledge some of the individuals that were most beneficial in helping with my campaign. The first would be Jerry & Linda Hudson that spent days on the phone requesting support for my campaign. I want to recognize the bold move made by two of my council members, Malcolm Parker and Jill Puett to lend their faithful support and to labor so hard for my reelection. Finally, I want to thank my two daughters and sons-in-law for believing in me and giving of their time on Election Day to bring this campaign to a victory. I love all of these people and their tireless efforts of support.

I firmly believe this was a victory not just for me but for my city council and its members as well. The daunting duty before this council now is to begin work to interview and choose our next city manager. My hope is that this council will come together as one and complete this mission by December 1, 2021. Interviews will begin as soon as tomorrow night and last until late November to complete this process. I ask all citizens to pray for this council as they go about this challenging task.

On Thursday, Veteran's Day, I will be visiting and honoring the veteran residents of Somerset Court of Cherryville. Accompanying me will be Council Member Jill Puett the American Legion Auxiliary President for the Department of N.C. and other dignitaries.

On Friday November 12, I will be speaking at this year's city's revival. The festivities will begin at 6:30 p.m. and will continue with a Faith Fair starting at 2 p.m. on Saturday November 13. I urge all citizens to attend if possible.

CITIZENS TO BE HEARD: CITIZENS THAT WISH TO SPEAK MAY DO SO BY COMING TO THE PODIUM AND STATING YOUR NAME AND ADDRESS BEFORE YOU SPEAK. COMMENTS WILL BE HELD TO 5 MINUTES PER PERSON. (PLEASE SIGN UP WITH THE CLERK AT THE MEETING BEFORE THE MEETING BEGINS):

Mr. Greg Payseur, of 827 Oak Grove Rd. Kings Mountain, approached the podium to congratulate Mayor Beam on winning the election. Mr. Payseur shared that he had not planned to be at the meeting but he was pulled into the middle of an election. He went on to shared that he has done many genealogies for people, including about five people in the room. Mr. Payseur has done genealogy for many years. He was President of Broad River for four years and

when he first started going to meeting there, an average of fourteen people were attending. When he left Broad River, approximately fifty people were attending the meetings and they still do to this day. Mr. Payseur explained that he was asked to be on the museum board in Cherryville. He shared that he felt like he was wasting an hour and a half of his time attending meeting because nothing was ever accomplished. He stated that no one on the board ever discussed promoting the museum and he could not figure out why they even had meetings. Mr. Payseur expressed that he stopped going to the meeting because he knew how to promote the museum another way. Mr. Payseur used the Cherryville Historical Museum face book page to promote the museum. He shared that his name was never on the site it was on the museums name. He shared that today there are over 2,000 people following the site but three weeks ago he quit promoting on the site and there were several reasons why. Mr. Payseur stated that he did not want to quit but he had to. On May 12, he started posting on the museums page posting old photos of Cherryville's history. He shared that he was posting photos (90% from the museum and the other 10% were his) spending anywhere from 20 minutes a day to 4 hours a day. Mr. Payseur shared that he was not being paid to promote the museum and he enjoyed doing it. He went on to say that on June 19, he received an email from the PBS television station about them wanting to film a segment on the history of Cherryville. Mr. Payseur stated that he immediately contacted the museum director and told her that promoting the museum on face book was working, people were following the page and the television station had called wanting to film a segment on the history of Cherryville. Mr. Payseur shared that he called Vicki Spurling and several other people and I learned that Rocky Bennett knew a lot about baseball. Mr. Payseur shared that John from PBS did not know that Cherryville is well known for baseball and he was not aware of the Cherryville New Year Shooters. Mr. Payseur and John from PBS corresponded through emails the rest of the afternoon. Mr. Payseur stated that he felt like he should reach out to Jeff Cash stating that he knew Jeff Cash and had done his family genealogy and at that time, he thought Jeff was a real nice person. Mr. Cash responded to Mr. Payseur saying that he would need to get David Day involved. Mr. Payseur shared that he was having health issues with his heart and that he was having a hard time breathing. Mr. Payseur shared that as soon as David Day got involved he wanted the phone number and the person's name at PBS. Mr. Payseur stated that he did not want John at PBS to think that Cherryville people are a bunch of idiots so he just set back and watched. Mr. Payseur shared that finally on August 2, he had had enough. He called Mayor Beam that day and ended up in the emergency room in Charlotte. Mr. Payseur was out of time speaking at the meeting but he did close saying that the plans with the PBS station were high jacked and he was doing it for the museum.

Ms. Beth Valone, of 109 Old Coach Lane Cherryville, expressed her concerns about the subdivision proposal for Delview. Along with Ms. Valone, the following citizens also spoke about the subdivision, Donnie Harrelson Clayton of 1268 Shelby Hwy., Mr. Dick Shull of 344 Doc Wehunt Rd., Mrs. Frances Gregory property owners on Doc Wehunt Rd., Mr. Pete Crowder of 1226 Delview Rd., Mr. Steven Gunnell of 1633 Shelby Hwy., Mrs. Stacy Redford of 515 Eaker Circle, Mr. James Redford of 515 Eaker Circle, and Mrs. Bobbi Ballard of 1245 Delview Rd.

Each citizen that approached the podium expressed their concerns about the new subdivision plans for the Howell Stroup Property. The following concerns were mentioned about the possibility of the subdivision: Traffic concerns, water availability for 490 more homes and water run-off, buffers between subdivision and existing property owners, entrance and exit plans for the subdivision on Delview Rd. and Eaker Circle, one property owner has an agricultural business that is well established on property abutting the property for the new subdivision and his business is chicken houses. He is concerned about all of the above and once citizens move in complaining about the chicken houses.

Mr. Michael Foess, Managing member of Montross LLC, spoke in favor of rezoning the Howell Stroup property for the subdivision. Mr. Feoss shared that a community wide meeting was held on Friday November 5 and he did listen to the many concerns from Cherryville citizens and that changes have been made to the plans already.

The concerned citizens asked that council do their homework before making any decisions.

SPECIAL RECOGNITION OF CITY EMPLOYEES FOR THEIR YEARS OF SERVICE:

Mayor Beam recognized the following employees for their years of service to the City of Cherryville:

Bobby Dale Reynolds	Recreation Director	5 years
Jason Black	Street & Sanitation Superintendent	10 years
Charlie Canipe	Street & Sanitation Crew Leader	20 Years

CONSIDERATION OF APPOINTMENT TO THE CHERRYVILLE ABC BOARD:

Mayor Beam asked for consideration on re-appointing Gail Jenkins to the Cherryville ABC Board. Councilmember Abernethy made a motion to re-appointment Ms. Jenkins to the Cherryville ABC Board. Councilmember Puett seconded the motion and the vote was unanimous.

Ms. Jenkins approached the podium to thank everyone for supporting her and re-appointing her to the ABC Board. She also shared that she had a check for the City of Cherryville, in the amount of, \$10,000. Ms. Jenkins shared that the ABC Board audit is complete and 2020 -2021 has been the largest distribution of profits ever given to the City of Cherryville. In 2019 – 2020, the ABC Board gave the City of Cherryville a total of \$36,000 dollars and for 2020 2021; the board has given \$41,000 dollars to the city.

CONSIDERATION OF PUBLIC HEARING RE: REZONING 406 N. MULBERRY STREET (GIS PARCEL #130027) FROM GMC TO R-9, PLANNING & ZONING DIRECTOR DERRICK MACKEY:

Councilmember Parker made a motion to enter into a public hearing. Councilmember Puett seconded the motion and the vote was unanimous.

Planning & Zoning Director Derrick Mackey approached the podium and asked for consideration to rezoning 406 N. Mulberry St. Mr. & Mrs. Eugene Courtmanche filled out an

application and paid the fee to have the property that is zoned GMC (General Manufacturing) to R-9 (Residential). The Courtemanche's would like to build a home on this property.

Mr. Courtemanche approached the podium and shared that he had plans to put a home on the property.

Councilmember Parker made a motion to exit the public hearing. Councilmember Puett seconded the motion and the vote was unanimous.

Mayor Beam read the following Statement of Consistency:



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: November 8th, 2021 to consider Rezoning Parcel #305803. 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 13th day of December, 2021

Paige H. Green, CMC, NCCMC, City Clerk

H.L. Beam, Mayor

(SEAL)

After some discussion, Councilmember Puett made a motion to approve the rezoning of 406 N. Mulberry Street from GMC to R-9. Councilmember Abernethy seconded the motion and the vote was unanimous.

CONSIDERATION OF PUBLIC HEARING RE: REZONING 1404 SHELBY HIGHWAY (GIS PARCELS 160116, 160117, 160120, 216819, & 305089) FROM R-40 TO CU R-9, CU RMF, & B-2, PLANNING & ZONING DIRECTOR DERRICK MACKEY:

Councilmember Abernethy made a motion to enter into a public hearing. Councilmember Puett seconded the motion and the vote was unanimous.

Planning & Zoning Director Derrick Mackey shared that the Planning & Zoning Board met October 18 concerning this rezoning. At that time, the board was not able to reach a decision. A motion was made but no second. No action was taken by the board for or against the rezoning.

Mayor Beam shared with the citizens that their concerns have been heard and he shared the following comments:

“Staff recommends that the hearing be continued to allow adequate time for a corrected site plan and development conditions. These updates should be provided by the developer with ample time to be assessed by city staff to ensure that infrastructure is adequate to accommodate the development requested. If the applicant cannot agree to modify the application and conditions to address the issues outlined herein, staff recommends that this request for rezoning be denied.

Statement of consistency and reasonableness {motion to approve}: The proposed rezoning is consistent with the City of Cherryville Comprehensive Plan, which recommends residential growth in this area. In light of the new transportation corridors and expected growth, the Board considers an affirmative vote to be reasonable and in the public interest.

Statement of consistency and reasonableness {motion to deny}: The proposed rezoning is inconsistent with the City of Cherryville Comprehensive Plan, which calls for lower density residential, and the proposed project is a much higher density than envisioned in this area, therefore the Board considers an affirmative vote to not be reasonable and not in the public interest.

Mayor Beam went on to say that, more time is needed to do the needed studies and make the best decision for Cherryville.

Ms. Hilda Bates, of 710 E. Main Street, Cherryville approached the podium and shared her concern about a cluster R-9. Ms. Bates asked if Cherryville was saying our normal R-9 is 9,000 square feet. Ms. Bates wanted to know if that was going to be consistent with this development. Ms. Bates pointed out that if R-9 requires 9,000 square feet per lot and then she asked, “So is that not what is being asked for in this subdivision?”

Mayor Beam responded by saying that, 9,000 square feet is not what is being asked for.”

Steven Gunnell asked Mayor Beam what the time frame was for the studies.

Mayor Beam responded by saying that, "It all depends on the feasibility study and how long it takes. I am sure we will have something at our next council meeting."

Mr. Mackey shared that everyone that owns property abutting the Howell Stroup will receive another letter if another meeting is held.

Councilmember Parker made a motion to exit the public hearing. Councilmember Puett seconded the motion and the vote was unanimous.

Councilmember Parker made a motion to continue this discussion at a later time. Councilmember Puett seconded the motion and the vote was unanimous. No action was taken.

CONSIDERATION TO PLACE CITY VEHICLES ON SURPLUS INVENTORY LIST, POLICE CHIEF CAM

JENKS:

Police Chief Cam Jenks approached the podium to ask for consideration to share that the current inventory listed below is available for surplus. Chief Jenks stated that the vehicles have reached their mechanical limits and are no longer feasible to maintain or safe to be used as a police unit. Chief Jenks asked for consideration to put the vehicles on Gov. Deals:

- (1) 2007 CHEVROLET IMPALA/ VIN# 2G1WS55RX79289244, 117,000 MILES, ELECTRICAL ISSUES, NUMEROUS CHECK ENGINE INDICATORS, UNABLE TO CONSISTANTLY KEEP RUNNING, ENGINE MOUNTS BROKEN. NUMEROUS FLUID LEAKS.
- (2) 2007 FORD CROWN VICTORIA/ VIN# 2FAFP71W07X142528, 173,000 MILES, TRANSMISSION IN NEED OF REPAIR, SHIFTING ISSUES, REAR AXLES NEED TO BE REPLACED/ SEALS , NUMEROUS SUSPENSION COMPONENTS IN NEED OF REPLACEMENT.
- (3) 2006 FORD CROWN VICTORIA/ VIN# 2FAFP71W16X116924, 133,000 MILES NO LONGER MAINTAINS OIL PRESSURE, SEVERE ENGINE NOISE, UNABLE TO MAINTAIN RUNNING FOR EXTENDED PERIODS. NUMEROUS ENGINE CODE MALFUNCTIONS.
- (4) 2015 DODGE CHARGER/ VIN#2C3CDXAG8FH917671, 89,000'MILES FUEL SYSTEM FAILURE THAT WOULD REQUIRE EXTENSIVE AND COSTLY REPAIR IN EXCESS OF \$3000 DOLLARS.

Assistant Fire Chief Jason Wofford also approached the podium to ask for consideration to the fire department's 1988 Emergency One Pumper as a surplus item. Mr. Wofford stated that the fire truck is the oldest truck that the department has, it has 52,972 miles on it, it has 750-gallon tank, and it has a Hale Single Stage Pump capable of pumping 1500 gallons per minute. Mr. Wofford stated that truck like this one usually sell for \$10,000 to \$25,000 dollars. Mr. Wofford shared that this truck replaces the new truck the fire department got this year and the department was waiting to move all of the equipment off, of this truck onto the new one.

Mayor Beam asked if there was no place to store it. He also stated that the miles are low on that truck.

Assistant Chief Wofford responded by saying that most fire trucks do have low miles. He went on to say that, the truck is 34 years old and usually fire trucks are replaced after 30 years and since it is four years past due, the department has no use for it.

Councilmember Abernethy made a motion to place the five vehicles on Gov. Deals. Councilmember Freeman seconded the motion and the vote was unanimous.

OTHER BUSINESS:

Mayor Beam shared that on November 28, the Cherryville Little Ironmen will have their banquet at First Baptist Church in the COC.

Mayor Beam shared that the Faith Fair will be held this weekend and porta-johns are needed for this event. He also shared that seventeen churches are involved in this year's Faith Fair. Mayor Beam shared that the City of Cherryville need to provide the porta johns for the Faith Fair and one of them would need to meet ADA requirements. The total cost of the porta johns will be \$945.00.

Councilmember Abernethy made a motion to approve the ports johns for the Faith Fair. Councilmember Puett seconded the motion and the vote was unanimous.

Councilmember Abernethy thanked everyone for praying for his daughter who recently had heart surgery and she is doing great. Councilmember Abernethy expressed his gratitude and stated that all the calls, text, and prayers were over whelming.

Councilmember Freemans asked for an update on the sidewalks on Elm St., and Academy St., from Public Works Director Brandon Abernathy.

Mr. Abernathy approached the podium to say that they are making progress on both. Mr. Abernathy stated that a purchase order has been issued for Beam Co., to fix those and he has marked them. Mr. Abernathy shared that Beam Co., was suppose too start on the sidewalks last week but did not so he is hoping he will start this week.

Councilmember Puett asked that David Day give an update on the construction on Main Street. Mr. Day approached the podium and stated that everything is going smoothly and they are almost done with the water lines. They are connecting everything at the corner of Pink Street and Main Street now. They will start connecting behind Houser Drug and move all the way down the south alley. The gas services are almost complete. David shared that he has met with all the merchants letting them know that the gas lines will be connected to the new lines this week. After Christmas, they will begin the construction on the sidewalks and the bump outs on Main Street.

Mayor Beam stated that right now the construction is ahead of schedule. Mr. Day stated that yes they are currently ahead of schedule. Mr. Day shared that all lines on Main Street will be

placed under ground and when everything is completed, there will be no lines on Main Street to look at.

Mr. Ryan Gunter of, 4706 Gary's Place, Crouse approached the podium to say that of all meetings he has attended, it would be a night when someone was talking about his uncle Jeff. He said that he supports his uncle Jeff.

ADJOURNMENT:

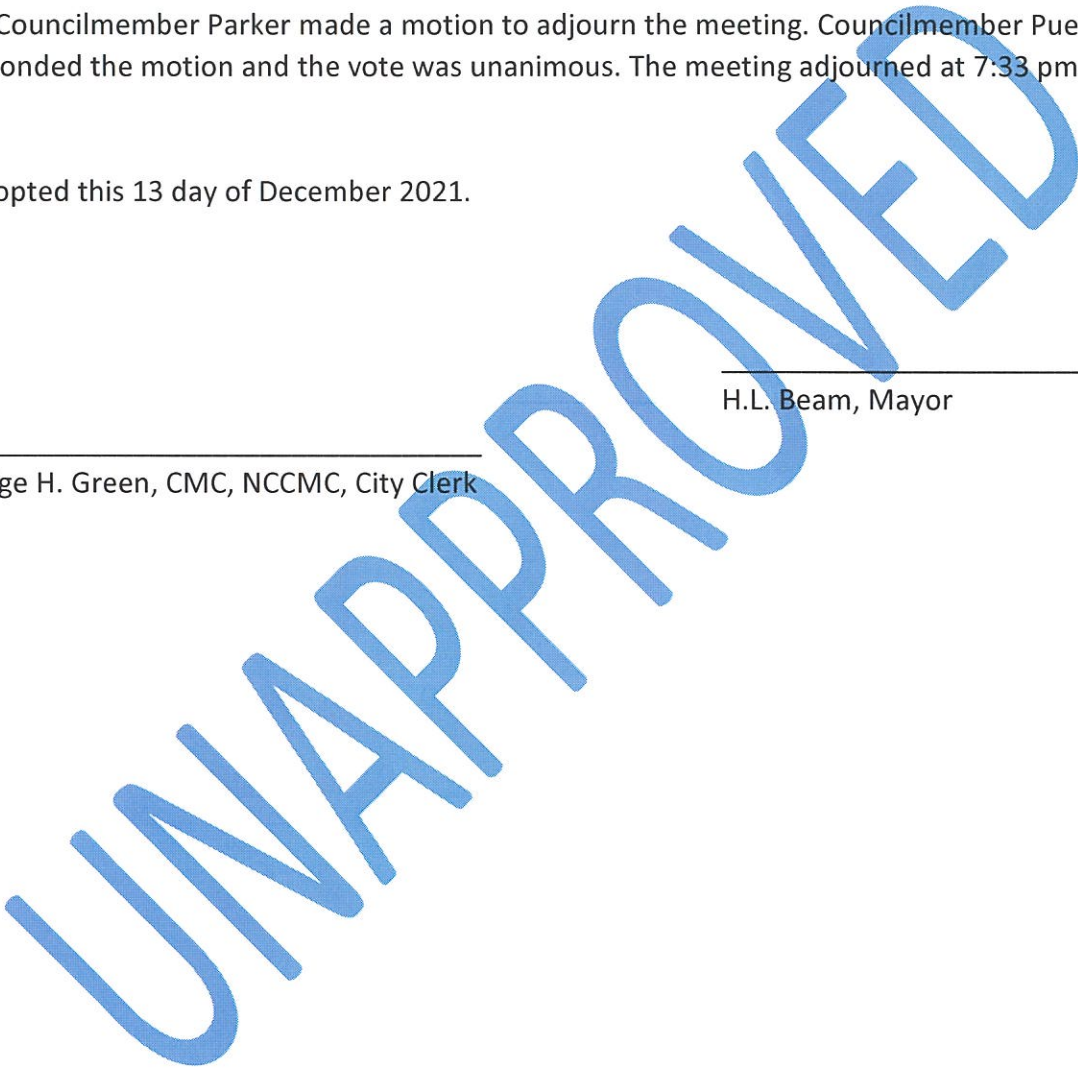
Councilmember Parker made a motion to adjourn the meeting. Councilmember Puett seconded the motion and the vote was unanimous. The meeting adjourned at 7:33 pm.

Adopted this 13 day of December 2021.

H.L. Beam, Mayor

Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)





REGULAR WORK SESSION MEETING

TUESDAY NOVEMBER 30, 2021 @ 5:30 PM

CHERRYVILLE FIRE DEPARTMENT

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

The Honorable Mayor H.L. Beam called the meeting to order. Councilmember's Jill Puett, Jon Abernethy, Malcolm Parker, and Gary Freeman were present. City Clerk Paige H. Green, City Attorney Palmer Huffstetler Jr., Police Chief Cam Jenks, Public Works Director Brandon Abernathy, Asst. Fire Chief Jason Wofford, Finance Director Dixie Wall, and Planning & Zoning Director Derrick Mackey were also present. Michael Powell was present for media coverage.

ITEMS FOR DISCUSSION OR ACTION:

Mayor Beam shared that Will Puckett wanted to share some comments.

Mr. Will Puckett approached the podium to give an update on the Little Ironman Program. Mr. Puckett shared that when he took the program over they had \$3,000 in the bank. After a season of football that sent two teams to the playoffs, they have ended the season with \$28,000 in the bank. Mr. Puckett said the money was made from the concession stands and fundraising. Mr. Puckett shared that he would like to see a facility built for basketball. He stated that Mt. Zion Baptist Church is the only place that they have to practice basketball. Mr. Puckett said that gym accessibility is difficult because the schools are using their gyms and they have to work around their schedules. Mr. Puckett mentioned several locations that would be good for a gymnasium. One of the locations was at the little league fields and Mr. Puckett shared that he was not asking for money from the City of Cherryville, but simply asking for help with a location. He would like to see an 8800 sq. foot facility built and he will apply for grant and have fundraisers to raise the money.

Mayor Beam shared that this would need to be addressed at budget time. Mayor Beam thanked Mr. Puckett for the update.

DISCUSSION OF ADOPTION OF 2021 RETENTION SCHEDULES, CITY CLERK PAIGE H. GREEN:

City Clerk Paige Green asked for consideration to approve the 2021 Retention Schedules. Both the General Records Schedule for local government agencies and the Program Records Schedule for local government agencies have been update and must be adopted by council. Councilmember Parker made a motion to adopt the updated retention schedules. Councilmember Abernethy seconded the motion and the vote was unanimous.

DISCUSSION OF TRYON RESOLVE NATIONAL SOCIETY DAUGHTERS OF THE AMERICAN REVOLUTION (NSDAR) CHAPTER DESIGNATING CHERRYVILLE MEMORIAL CEMETERY FOR THEIR LOCATION FOR WREATHS ACROSS AMERICA, CITY CLERK PAIGE H. GREEN:

Mrs. Dianne H. Cable, Regent of the Tryon Resolves Chapter NSDAR, reached out to City Clerk Paige Green to say that they are participating with Wreaths Across American. Mr. Cable shared that the Tryon Resolves Chapter would like to designate City of Cherryville Memorial Cemetery at 600 N. Pink Street as their location cemetery. Mrs. Cable also shared that Wreaths Across America has informed the chapter that this cemetery has not been assigned to any group but their chapter. A ceremony will be held on Saturday December 18, 2021 at 12 pm. Mrs. Cable needed permission from council to have a drone flown over the cemetery. Councilmember Freeman made a motion to allow a drone to fly over the city cemetery on December 12, 2021. Councilmember Puett seconded the motion and the vote was unanimous.

DISCUSSION OF NUISANCE & ABATEMENT PROPERITIES, PLANNING & ZONING DIRECTOR DERRICK MACKEY:

Planning & Zoning Director Derrick Mackey passed out several handouts of properties that are in desperate need of being cleaned up. Mr. Mackey explained that he has followed the policy and he is unable to have the city clean up the properties because public works director Brandon Abernathy does not have enough employees to get the job done. Mr. Mackey asked council for direction on how to handle getting the properties cleaned up. Mr. Mackey stated that he did reach out to Scott Beam of Beam's Hauling who gave a quote of \$100.00 an hour and Mr. Mackey stated there would need to be an administrative fee of \$150.00 added to that. If the property owner does not pay the fines and clean up fee after that, a lien would be put against the property. Mr. Mackey shared that he continues to receive many calls about this issue.

DISCUSSION OF ADDING FIRE DEPARTMENT CAR 73 ON SURPLUS INVENTORY LIST, ASST. FIRE CHIEF JASON WOFFORD:

Asst. Fire Chief Jason Wofford approached the podium and asked Council to surplus the following vehicle:

Fire Department Chief Vehicle



Asst. Chief Wofford shared the following as well:

Car -73 has been used for 15 years.

2006 4x4 Ford Expedition

Over 150,000 miles (Due to electrical system failure can't retrieve exact mileage)

Due to be replaced in 2016. This vehicle does have a major engine issue with coil packs and compression, transmission needs attention, the alternator is out, and the entire electrical system is out. This vehicle stopped traveling out of town in 2020 due to these issues.

Councilmember Abernathy made a motion to surplus the vehicle. Councilmember Puett seconded the motion and the vote was unanimous.

DISCUSSION OF UPDATES RE: REZONING STROUP ACRES LOCATED AT 1404 SHELBY HWY. (GIS PARCELS 160116, 160117, 160120, 216819 & 305089) PUBLIC WORKS DIRECTOR BRANDON ABERNATHY:

Planning & Zoning Director Derrick Mackey approached the podium to give an update on the rezoning of Stroup Property. Mr. Mackey reported that the developer has agreed to all the changes they were given and he is waiting to hear if they will agree to another set of changes that have been sent to them. Below is a copy of the public hearing staff report:

PUBLIC HEARING
STAFF REPORT

Cherryville City Council Meeting - December 6, 2021

OWNER: Stroup Acres, LLC
APPLICANT: Montrose LLC, Michael Foess
PROPOSED ACTION: Rezone from R-40 to CU R-9 Cluster, CU RMF, and B-2
LOCATION: 1404 Shelby Highway, Cherryville
TRACT SIZE: Approximately 176.62 acres
PARCELS: 160116, 160117, 160120, 216819, 305089

Background

- On November 8, 2021, the Cherryville City Council voted to continue the public hearing.
- On October 18, 2021, the Cherryville Planning Board held a public hearing to review the proposed development. The Board did not provide a recommendation on the proposed development.
- The purpose of the hearing today is to consider rezoning the subject properties per the application provided to the City of Cherryville.
- The City Council is being asked to:
 - Approve/Disapprove/Modify the rezoning to CU R-9 Cluster, CU RMF, and B-2 or continue the hearing.

Site Description and Adjoining Properties

The property is vacant, heavily wooded and accessed from a Shelby Highway/Highway 150. The property is bisected by several streams and the topography is gently rolling. The property is generally bounded to the west by Doc Wehunt Road and to the east by Brown Road. Surrounding properties include rural land, single family residential, and commercial uses along Highway 150. The property is currently zoned by Cherryville as R-40.

Land Use Plan

The Cherryville Future Land Use Map indicates that this area should be general business along Shelby Highway (Highway 150), rural preservation on the west side of the property, rural

residential through the center of the site, and traditional residential/two-family residential for the northern portion of the site. Rural preservation is intended for low-density residential uses and limited small-scale commercial or industrial uses suited to blend with rural environments. Equestrian subdivisions are encouraged. Rural residential is intended for residential densities that do not need public water and sewer. Traditional single/two-family residential is for smaller to medium side lots. The future land use plan does not indicate attached housing for this area. Attached housing can be used as a buffer land use between detached homes and non-residential development when well designed.

Transportation

Shelby Highway/Highway 150 is considered a major thoroughfare by the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) and is identified as a bicycle on road corridor in the Comprehensive Transportation Plan and as a bike-pedestrian project in the 2045 Metropolitan Transportation Plan.

Proposed Request

The applicant proposes to develop the property for up to 470 single family residential detached homes, 204 town homes and 5.3 acres of commercial property (674 dwelling units total). For the detached homes, the lots will be a minimum of 50' wide. Street access would be from Shelby Highway/Highway 150, via two connections. Improvements to Shelby Highway have not been addressed, however a binding traffic impact analysis has been added to the development conditions, with improvements that are phased based on the development phases and final NCDOT permits. Street stub outs are proposed to several adjacent properties.

The site plan draws a donut hole around a single-family residential property owned by Joe Millwood. The existing driveway to this residence would become a public street into the site. Consideration for consistent, unobstructed ingress/egress for this property are not considered in the site plan conditions. No improved open space has been identified for the project and the phasing of construction has not been outlined. Landscape buffers have not been identified surround the town homes, commercial development or adjacent to the Millwood property. Streets for the single-family residential section will be public and private streets are noted for the townhome area. Homeowner association responsibilities have not been addressed. Street cross section, sidewalks, and street tree diagram have not been included. Public water and sewer are required for this development and will be installed by the developer and maintained by the City of Cherryville.

Updates to Development Conditions For December 6, 2021

- Total homes – 490 total dwelling units with up to 120 single family attached (reduced from 674 total and up to 204 single attached)
- Residential Care Facilities and Yard sales removed as uses
- Two-car driveways added for all residential (increased from one-car driveways)
- Thirty (30) foot tree save area adjacent to Eaker Circle lots
- One hundred (100) foot tree save area adjacent to Gunnel farm
- Added street trees on every single family detached lot and every fifty (50) feet along common open space and sides of corner lots
- Sidewalks installed along Hwy 150 and on one side of all residential streets.
- Added open space amenity maintenance language (City or HOA).
- Added options for open space amenities but not quantified.
- Traffic impact analysis included.
- Gate will be installed at Eaker Circle to prevent construction traffic from using access.

Issues to Consider

Residential

- Improved open space amenities are typically provided for this level of density. Sidewalks should not count for active open space unless constructed outside of the public street right of way. Remove sidewalk from active open space list. Open space amenities are not quantified. Add specificity around location of and specifications of improved amenities (parks with playgrounds, picnic/BBQ areas, pool, ball fields or courts, natural trails) such as trail surface and width, number or play structures and picnic tables. Note location of passive open areas (open fields).
- Tree save areas should be in addition to required landscaping buffers.
- Representative building elevations should be provided and material list should be more descriptive.
- Front setbacks of 20' from right-of-way is an absolute minimum to avoid vehicles parked across sidewalks. Recommend increasing front setback dimensions when measured from garage face.
- Townhomes should not back up to public streets without adequate setbacks/landscaping.

Infrastructure

- Sidewalk widths should be noted for internal and external infrastructure.
- Traffic improvements along Hwy 150 shall be constructed prior to the first certificate of occupancy.
- Public water and sewer shall be provided to the property by the developer. Developer shall meet with the City of Cherryville to establish inspection milestones. Water and

sewer utilities will be maintained by the City of Cherryville after inspection and acceptance.

- All other specifications and general provisions shall be met as required by the City of Cherryville Ordinances.

Business

- The development would allow all uses identified in B-2.

Conclusion

Several updates to the development conditions were provided by the applicant, however, several items remain under issues to consider.

Statement of consistency and reasonableness (motion to approve): The proposed rezoning is consistent with the City of Cherryville Comprehensive Plan, which recommends residential growth in this area. In light of the new transportation corridors and expected growth, the Board considers an affirmative vote to be reasonable and in the public interest.

Statement of consistency and reasonableness (motion to deny): The proposed rezoning is inconsistent with the City of Cherryville Comprehensive Plan, which calls for lower density residential, and the proposed project is a much higher density than envisioned in this area, therefore the Board considers an affirmative vote to not be reasonable and not in the public interest.

Proposed Draft Conditions for Rezoning of Stroup Acres

A, Any item(s) not specifically addressed in this Ordinance, shall meet the requirements of the ~~Town's-Citys' Unified Development Zoning~~ Ordinance and Subdivision Ordinance. The requirements listed below must also be recorded with the Register of Deeds of Gaston County and are perpetually binding unless another rezoning request is brought to the Town and approved by the Town Council.

B. Lot Characteristics

1. Total Homes within Petition Area Not to Exceed 490
2. Single Family Attached {Townhomes} Not to Exceed 120
3. Lot Dimensions:
 - i) Single-Family Detached
 - (1) Minimum lot size 6,000 square feet
 - (2) Minimum lot width at Right of Way: 50 feet
 - (3) Front Setback: 20 feet
 - {4} Side Yard Setback: 5 feet

{5} Internal Lot Rear Yard Setback: 20 feet {6} External Lot Rear Yard Setback: 30 feet

ii) Single Family Attached (Townhomes)

- (1) Minimum lot width at Right of Way: 16 feet
- (2) Front Setback: 20 feet
- (3) Side Yard Setback: 5 feet
- (4) Internal Lot Rear Yard Setback: 20 feet
- (5) External Lot Rear Yard Setback: 30 feet

B.C. Accessory Building Placement:

1. Accessory structures shall follow the current standards of the City of Cherryville Unified

Development Ordinance

C.D. Permitted Uses in Residential Section(s):

1. Single-Family detached homes
2. Single-Family attached homes
3. Accessory structures
4. Home occupations
- ~~5. Residential care facilities~~
- 6-5. Parks (public and private)
- 7-6. Recreational facilities (public and private)
- 8-7. Essential services class 1 & 2
- 9-8. Parking lots associated with active open space and overflow parking
- 10-9. Yard sales in accordance with UDO

D.E. Parking Requirements:

1. Single Family Detached

- i) Driveways will be concrete or similar hardscape material and will accommodate a minimum of ~~one-two~~ (1-2) vehicles outside of the right-of-way.
- ii) Each Single Family Detached lot shall provide a minimum of 1 parking space within a garage fronting the public right of way

2. Single Family attached

- i) A minimum of 2 parking spaces per unit will be provided outside of the right of-way
- ii) Additional off-street parking will be provided for visitors.

E-F. Landscaping & Buffering:

- I. Prior to issuance of Certificate of Compliance by City of Cherryville, the following landscaping shall be in place:
- i) Single Family Detached:
 - (1) Front yard shall be seeded or sodded to the front corner of the house
 - (2) A minimum of one (1) tree, including required street trees, shall be provided a minimum of every lot, located in either the "front yard", "side yard" or "back yard". Tree size at the time of planting shall be a minimum of 2.0" caliper size.
 - ii) Single Family Attached (Townhomes):
 - (1) Front yard shall be seeded or sodded to the front corner of the building
 - (2) A minimum of one (1) tree, including required street trees, shall be provided a minimum of every third lot, located in either the "front yard", "side yard" or "back yard". Tree size at the time of planting shall be a minimum of 2.0" caliper size.
 - (3) **Screening per Section 5.2 of Cherryville's Zoning Ordinance will be installed**

iii) Commercial

~~(2)~~(1) Screening per Section 5.2 of Cherryville's Zoning Ordinance will be installed

- 2. Existing trees and natural vegetation within the conservation open space are to remain undisturbed to the extent practical determined during the design phase and shall be delineated during construction with tree protection fence. However, dead, diseased, and nuisance or invasive vegetation such as kudzu, poison ivy, and brambles may be removed from the tree preservation area. Additionally, supplemental trees and shrubs may be planted in the tree preservation area.
- 3. Dedication of right-of-way for future cross parcel street connections as shown on the plan shall be to the perimeter property line; however, removal of any temporary end-of-road barricades shall not occur until road connections from adjacent properties are completed. Developer shall install street end of road barricades and dead-end signs in accordance with the town's standards.
- 4. **4. A natural buffer of a thirty (30) feet tree save area will be provided between the residents of Eaker Circle and the proposed single-family lot this will include the proposed additional ten (10) feet of rear yard setback for all exterior lots that are adjacent to the project's property line. The**

thirty (30) feet of buffer will be recorded as 'Tree Save' area and included on the single family lots or shall be Common Open Space to be maintained by the proposed HOA.

5. A natural buffer of a one hundred (100) feet tree save area will be provided between the Gunnell farm and the proposed single-family lots west of the FEMA 1% Chance Annual Flood Plain. The buffer will be recorded as 'Tree Save' area and shall be Common Open Space to be maintained by the proposed HOA.

6. Street trees shall be installed in the planting strip behind the back of curb in the Right-of-Way at the following rates:

i) Single Family Detached:

(1) 1 per lot frontage

~~(0)~~(2) Every fifty (50) feet along common open space frontage and along street frontage on sides of corner lots.

F.G. Additional Site-Specific Conditions:

1. Developer shall perform or guarantee by the time of the final plat approval required off-site improvements needed to accommodate the development, including but not limited to water service extensions, sewer system extensions, and onsite public street improvements for the area included in the final plat or services the area included in the final plat
2. The construction and final plat may be recorded in phases as determined by the Developer.
3. Sidewalks shall be installed at the time of home construction on each lot. Sidewalks located along the frontage of open spaces will be constructed as early as is feasible during the construction process. Sections of open space sidewalk that may be subject to damage due to ongoing construction activities, such as maintenance of erosion control devices, may be installed once all construction activities in that area are completed. **Sidewalks shall be installed along the frontage of Hwy 150 per the GCLMPO Comprehensive Transportation Plan as well as on one side of the residential streets and to include ADA ramps per NCDOT standards.**
4. Power service to the community shall be provided by underground wiring including street lighting.
5. The developer shall provide street lighting on all streets within the subdivision. Street lighting intensities will be established and maintained to provide adequate community lighting and prevent light spillage and glare directed at adjacent properties or the sky. The type of lighting fixtures, height, and foot-candle

- illumination will be determined at the time of construction document submittal and will be limited to fixtures available from the local utility company.
6. An anticipated Pump station is depicted on the rezoning plan. The location is approximate. Final design will be reviewed and permitted by the City of Cherryville and applicable jurisdiction during the construction design phase. Pump station is proposed to be public and to be dedicated to the City of Cherryville for ownership and operation.
 7. An HOA shall be established by the developer or builder and maintained by the community. The applicant shall provide covenants, conditions, and restrictions (CCR's) to the Town prior to recordation of the final plat to ensure consistency with commitments and approvals.
 8. The community green open space generally depicted on site plan shall include a mix or combination of enhanced landscape and hardscape, public benches, and passive play area.
 9. Active open space shall be included in the plans and constructed in tandem with dwelling units in the same phase. Active Open Space may include the following amenities:
 - i) Playgrounds
 - ii) Natural Trails
 - iii) Sidewalks
 - iv) Grass field of size and levelness for ballgames
 - v) Pavilion, gazebo, or other shade structure
 - vi) Benches
 10. All Open Spaces including Passive and Active, shall be maintained by the Developer until turned over the HOA for maintenance or dedicated to and accepted by the City of Cherryville for maintenance and operation.
 11. All weather ingress and egress access for Mr. Joe Millwood will be provided 24-hours a day during construction.

G.H. Storm water:

1. Erosion control and storm water measures shall be designed and maintained to be compliant with local, county, and state regulations.

I. Public Roads and Traffic

1. A transportation engineering firm will be engaged to perform a Traffic Impact Analysis (TIA). All mitigation recommendations identified for the entrances and access points of the proposed development shall be constructed.
2. Traffic mitigation improvements shall be phased with development as outlined in the analysis.

3. Public street cross sections shall meet Cherryville's Subdivision Ordinance for Minor (Residential) Streets as Article VI, Section 1.5(a) as amended May 9, 1994 and Section 1.5(b) as amended June 81 2005 to include fifty (50) feet of right of way and twenty-eight (28) feet of paving width as measured back to back of curbs.

4. Road network shall be constructed per plat phases with sidewalks, street trees, and final surface of asphalt to be completed prior to dedication and acceptance for maintenance by the City of Cherryville. A surety bond may be provided by the developer to the City of Cherryville at the time of plat recordation for uncompleted sidewalks, street trees, and final surface of asphalt associated with the proposed plat phase to ensure remaining work will be completed.

5. Developer shall engage a licensed construction materials testing firm to perform visual observations and testing during utility and street construction and provide reports to City of Cherryville prior to dedication and acceptance of utilities and streets for maintenance.

6. Developer shall install a gate at the access to Eaker Circle to prevent construction traffic from using that access. At certain times during the testing and widening of the earthen embankment for the existing farm pond, Eaker Circle access may be used for construction access. The gate shall be removed at either the request of the Fire Marshall or when the phase of the development connects to Eaker Circle is paved, whichever occurs first. Any damage caused by construction traffic on Eaker Circle shall be repaired by Developer prior to dedication and acceptance of the connecting street.

J. Residential Building Design Requirements:

1. A variety of exterior building materials shall be allowable and utilized on primary and accessory structures on site. Exterior structure materials shall be durable and residential in character and shall allow a mix of, but not limited to vinyl, masonry, brick, synthetic or natural stone, stucco, asphalt composite shingles, EIFS, metal, manufactured or natural siding or other similar building materials.

2. Accessory buildings shall be clad in materials similar in appearance to the principal structure.

DISCUSSION OF CITY OF CHERRYVILLE FUNDS APPROPRIATED FROM STATE BUDGET, MAYOR H.L. BEAM:

Mayor Beam shared that the City of Cherryville was appropriated the following funds from the State budget. They are as follows:

- \$350,000 for Westgate Park
- \$22,800 for a storage facility at the recreation department
- \$50,000 as a local government grant

Mayor Beam also stated that Commissioner Fraley shared with him that Gaston County would be spending 1 million dollars in Cherryville in early spring. Gaston County will be building a park on the Gaston County property located at the corner of E. Academy Street and Kenwood Rd. The county plans to build a soccer field on that property.

Finance Director Dixie Wall shared that the ARPA funds will not cover the police department's body cameras that will cost \$18,000 over a four-year period. She also stated that the planning & zoning office is in desperate need of software.

OTHER BUSINESS:

Councilmember Puett asked about leaves. Public Works Director Brandon Abernathy shared that he only has one truck running because they have been unable to hire anyone to run the other truck. He simply does not have the manpower.

City Clerk Paige Green shared that public works will be cleaning off the graves at the cemetery on Friday December 10. She asked that if anyone has flowers they wish to keep that they be removed before Dec. 10. Any old faded flowers or items that are on graves that are against cemetery policy will be removed. There will be an ad in the Cherryville Eagle for the next two weeks and this has been put on the web site.

Mayor Beam shared that the annual employee's Christmas luncheon will be held Friday December 17 at the community building. The luncheon will be from 11:30 to 1:30.

Councilmember Puett made a motion to approved closing city hall for the luncheon. Councilmember Freeman seconded the motion and the vote was unanimous.

CONSIDERATION TO ENTER INTO CLOSED SESSION RE: N.C.G.S. 143-318.11.(6) MAYOR AND CITY COUNCIL ONLY (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:

Councilmember Abernathy made a motion to enter into closed session. Councilmember's Puett and Freeman seconded the motion and the vote was unanimous. The meeting began at 7:03.

Councilmember Puett made a motion in closed session to interview three applicants on Saturday December 4, 2021 at City Hall in the conference room. Councilmember Abernethy seconded the motion and the vote was unanimous.

Councilmember Parker made a motion to adjourn the closed session and return to open session. Councilmember Abernethy seconded the motion and it was unanimous. The meeting adjourned at 8:26 pm.

ADJOURNMENT:

Councilmember Parker made a motion to adjourn the meeting. Councilmember Abernethy seconded the motion and the meeting adjourned at 8:30 pm.

Adopted this 13 day of December 2021.

H.L. Beam, Mayor

Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)



CITY OF CHERRYVILLE

SPECIAL CITY COUNCIL MEETING

SATURDAY DECEMBER 4, 2021 @ 10:30 AM

CHERRYVILLE CITY HALL CONFERENCE ROOM

116 S. MOUNTAIN ST. CHERRYVILLE, N.C. 28021

The Honorable Mayor H.L. Beam called the meeting to order. Councilmember's Jill Puett, Jon Abernethy, Malcolm Parker, and Gary Freeman were present.

CONSIDERATION TO ENTER INTO CLOSED SESSION RE: N.C.G.S. 143-318.11.(6):

(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.

Councilmember Puett made a motion to enter into a closed session. Councilmember Abernethy seconded the motion and the vote was unanimous. The meeting began at 10:30.

No citizens were present to announce the vote and results in the open meeting.

ADJOURMENT:

Councilmember Parker made a motion to adjourn the special meeting. Councilmember Abernethy seconded the motion and the vote was unanimous. The special meeting adjourned at 3:40 pm.

Adopted this 13 day of December 2021.

H.L. Beam, Mayor

Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)

UNAPPROVED



Appointment

Current Appointee Appointed December 14, 2020

Mayor Pro-Tem

Councilmember Jill Puett

ABC Board Liaison

Councilmember Malcolm Parker

Appearance Committee/Garden Club

Councilmember Jill Puett

Audit Committee

Mayor H L Beam
Councilmember Jon Abernethy

Centralina Council of Government

Mayor H L Beam
Councilmember Jill Puett

Cemetery Committee Liaison

Councilmember Jill Puett

Chamber of Commerce Liaison

Councilmember Gary Freeman

Depot Museum Liaison &
Historical Museum

Councilmember Malcolm Parker

ElectriCities Board

Mayor H L Beam
Brandon Abernathy (Alt)

ElectriCities Rate Committee

Councilmember Jill Puett
Dixie Wall (Alt)

Fire Department Relief Fund Board

Councilmember Malcolm Parker
Councilmember Jon Abernethy

Gaston-Cleveland -
Lincoln Transportation
Advisory Committee (TAC)

Mayor H L Beam
Councilmember Jill Puett (Alt)

Recreation Advisory Committee Liaison

Councilmember Gary Freeman

YMCA Liaison

Councilmember Gary Freeman

Main Street Program

Councilmember Jill Puett
Councilmember Gary Freeman



PROPOSED FEES FOR CHERRYVILLE CITY MEMORIAL PARK

The following fee changes for the Cherryville Memorial Cemetery will be effective **January 1, 2022** and will remain in effect until further notice.

<u>PURCHASE PRICE FOR ALL GRAVE SPACES:</u>	Inside Residence	\$ 600.00?
	Outside Residence	\$1,000.00?

FEES FOR GRAVE OPENING AND CLOSINGS: (CHARGES PRIOR TO INTERMENT)

Cremation Grave Opening	\$ 375.00	\$400.00
Baby Grave Opening	\$ 340.00	\$375.00
Adult Grave Opening	\$ 630.00	\$675.00
Oversized Adult Grave Opening	\$ NEW	\$775.00

Maintenance Fee for Inside City Residence:	\$ 0.00
Maintenance Fee for Outside City Residence:	\$ 700.00?

An additional fee of **\$600.00** will be charged to have a grave opened on the following holidays – New Year’s Day, Independence Day, Thanksgiving Day, Memorial Day and Labor Day.

In order to insure quality workmanship we ask for at least 36 hours’ notice. **Notice of less than 24 hours will incur an additional charge passed on from Greene & Son, Inc.**

Rock removal is an additional ~~\$200.00~~ **\$225.00** per hour.

Funerals scheduled to begin after 4:00 pm, will incur an additional charge of \$500.00. **Funerals lingering in the cemetery, deterring contracted staff from closing of the plot after 5:00 pm will be subject to additional charges that will be passed on from contractor.**

Due to the increased demand for Saturday and Sunday funerals, holding bodies for the weekend, there is an additional \$100.00 charge for graves on these days.

We do not perform burials on Easter Sunday, Thanksgiving or Christmas day.

If there are any questions concerning the above fee schedule and the city’s policies relating to the Cherryville Memorial Cemetery, please call City Clerk Paige Green at 704-435-1709.

NEW CREMATION SECTION OF CEMETERY ONLY

Cremation remains: (2 x 2 space)	Inside Residence	\$ 375.00?
	Outside Residence	\$ 600.00?

Maintenance fee only for outside residence for cremation remains: (Adopted 12/09/2013)
\$300.00?

ALL MARKERS FOR CREMATION REMAINS MUST BE A FLAT 2 x 2 MARKER.

BENCHES:

Customers will purchase bench.

Space for bench in the City Cemetery will be \$400.00?

City will meet with the family and choose where benches can be placed. If a bench is moved for any reason, the City of Cherryville will assume the benches property and resale the space.



PROPOSED FEES FOR CHERRYVILLE MEMORIAL COURTYARD

The following fees will apply for the Memorial Courtyard effective **January 1, 2022** and will remain in effect until further notice.

PURCHASE PRICE FOR 2 X 2 CREMATION SPACE Price includes 2 X 2 marker	Inside Resident	\$ 500.00?
	Outside Resident	\$1,000.00?

OPENING & CLOSING FOR 2 X 2 CREMATION \$ 500.00?

The 2 X 2 markers for this section are already in place for engraving.

PURCHASE PRICE FOR NICHE (ROWS 2-5)	Inside Resident	\$1,500.00?
	Outside Resident	\$2,000.00?

PURCHASE PRICE FOR NICHE (ROWS 1 & 6)	Inside Resident	\$1,200.00?
	Outside Resident	\$1,700.00?

OPENING & CLOSING FOR NICHE \$ 200.00?

MAINTENANCE FEE (for cremation grave space & niche)	Inside Resident	No Fee
	Outside Resident	\$ 500.00?

ENGRAVING FEES (LIMITED TO THREE (3) (2) LINES) \$ 250.00?

All engraving will be of uniform design and inscriptions

Additional engraving on original marker \$ 190.00?

SCATTERING PERMIT (ISSUED BY CITY CLERK) \$ 20.00?

An additional fee of **\$600.00** will be charged to have a grave opened on the following holidays – New Year’s Day, Independence Day, Thanksgiving Day, Memorial Day and Labor Day.

In order to insure quality workmanship we ask for at least 36 hours’ notice to open a grave.

Notice of less than 24 hours will incur an additional charge passed on from Greene & Son, Inc.

Funerals scheduled to begin after 4:00 pm, will incur an additional charge of \$500.00. **Funerals lingering in the cemetery, deterring contracted staff from closing of the plot after 5:00 pm will be subject to additional charges passed on from the contractor.**

Due to the increased demand for Saturday and Sunday funerals, holding bodies for the weekend, there is an additional \$100.00 charge for graves on these days.

We do not perform burials on Easter Sunday, Thanksgiving or Christmas day.

If there are any questions concerning the above fee schedule and the city’s policies relating to the Cherryville Memorial Courtyard, please call City Clerk Paige Green at 704-435-1709.



CITY OF CHERRYVILLE

PLANNING, ZONING & CODE ENFORCEMENT OFFICE

Date: December 3, 2021

To: Paige Green, City Clerk

From: Derrick Mackey, City of Cherryville Code Enforcement Officer

Reference: Appointment of Mr. Kelly Beam

Paige, I would like to be added to December City Council meeting agenda. Mr. Ben Blackburn resigned from Planning and Zoning Board, would like to present Mr. Kelly Beam as a replacement.

If you have any questions or I may be of any further assistance please feel free to contact me at 704-435-1705 or by E-Mail at dmackey@cityofcherryville.com.