



**REGULAR CITY COUNCIL MEETING
MONDAY SEPTEMBER 8, 2025 @ 6:00 PM
CHERRYVILLE COMMUNITY BUILDING
W.J. ALLRAN JR. COUNCIL CHAMBERS
106 S. JACOB STREET CHERRYVILLE, NC 28021**

I. Call to Order: Mayor H.L. Beam

The Honorable Mayor H.L. Beam called the meeting to order. Councilmembers, Jill Puett, Jon Abernethy, Janice Hovis and Gary Freeman were present. City Manager Brian Dalton, City Clerk Mary Beth Tackett, Fire Chief Jason Wofford, Public Works Director Chris King Downtown Director David Day, Planning and Zoning Director Richard Elam, Police Chief Brandon Hunsucker, and Finance Director Dixie Wall were also present. Lincoln Times News and Wise News was present for media coverage

II. Invocation: Pastor Scott Homesley of St. John's Lutheran Church

Invocation was delivered by Pastor Scott Homesley of St. John's Lutheran Church.

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

IV. Agenda Approval

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

V. Approval of Minutes

Councilmember Puett made a motion to approve both sets of minutes listed below:

- CITY COUNCIL REGULAR MEETING AUGUST 11, 2025
- CITY COUNCIL WORK SESSION AUGUST 26, 2025

Councilmember Freeman seconded the motion and the vote was unanimous

ANNEXATION PETITION

City of Cherryville

116 S. Mountain Street, Cherryville NC 28021
Phone (704) 435-1700, Fax (704) 435-9933

SUBMITTAL REQUIREMENTS

- Gaston County Tax Map with property outlined in red.
- Fee of \$400.00

I/We the undersigned, do hereby petition the Cherryville City Council to annex the property described below into the Corporate limits of the City of Cherryville, NC:

PROPERTY OWNER(S)

YAHYA HOSSEINI C/o:
Name: WAFFLE HOUSE, INC. phone: 770 729 5929

Address: 5986 FINANCIAL DR NORTHERN GA 30071

Name: phone:

Address: _____

Name: phone: _____

Address: _____

DESCRIPTION OF PROPERTY

Property Address: 109 Bud Black Rd

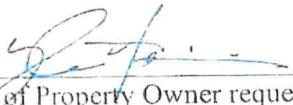
PID # 2600280133 Zoning Classification: B-3 GENERAL BUSINESS

PARCEL# 159036 (PORTION OF)

Total Acreage of Property: .886 ACRES (58,594 SF/ft)

Is the Property in Question Contiguous to current Corporate limits? Yes No

Deed Book: 5571 Page: 311-313


Signature of Property Owner requesting annexation

7-31-25

Date

Signature of Property Owner requesting annexation

Date



PLANNING/ZONING DEPARTMENT
CITY OF CHERRYVILLE

VOLUNTARY ANNEXATION PETITION

DEPARTMENT USE ONLY: DATE FILED 7-31-2025 CASE # 3-2025 FIRE DISTRICT CROUSE

INSTRUCTIONS

Please complete this application and provide the required information. In order for this application to be accepted, all applicable sections of this form must be completed and all required information provided at the time of submittal.

- Include with this application a complete copy of the last deed of record for all property to be annexed. Also, include a written metes and bounds description if the description contained in the deed is different from the boundary survey of the property to be annexed.
- Include a map that shows the property to be annexed. This initial map does not have to be professionally prepared, but must be clear and to a readable scale.
- Please be advised that the petitioner must have an annexation map prepared by a professional land surveyor or professional engineer and submitted for review by Planning and Development Department staff prior to the annexation public hearing.
- Applicants are required to have a Pre-Application Conference prior to submittal of an annexation petition.** Has the applicant and/or property owner(s) had a Pre-Application Conference with the Planning/Zoning Department within the past 3 months?

I. GENERAL INFORMATION

I/We the undersigned owner(s) of real property respectfully request that the area described herein be annexed to the City of Cherryville. The area to be annexed is **contiguous** **non-contiguous** to the City of Cherryville and the boundary of such land area is described in the attached deed(s) and illustrated on the attached map. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S.160-31(f).

Primary Contact Person Information

1. Applicant:

Name and Address: YAAK HOSSEINI (a/ WAFFLE HOUSE) 5986 FINANCIAL DR, NORCROSS GA 30091
Street Address, City, State, Zip Code

Telephone number (w) 740 729 5929 (fax) _____ (e-mail) YAAKHOSSEINI@WAFFLEHOUSE.COM

2. Property Owner: (if different from applicant):

Name and Address: N/A Street Address, City, State, Zip Code

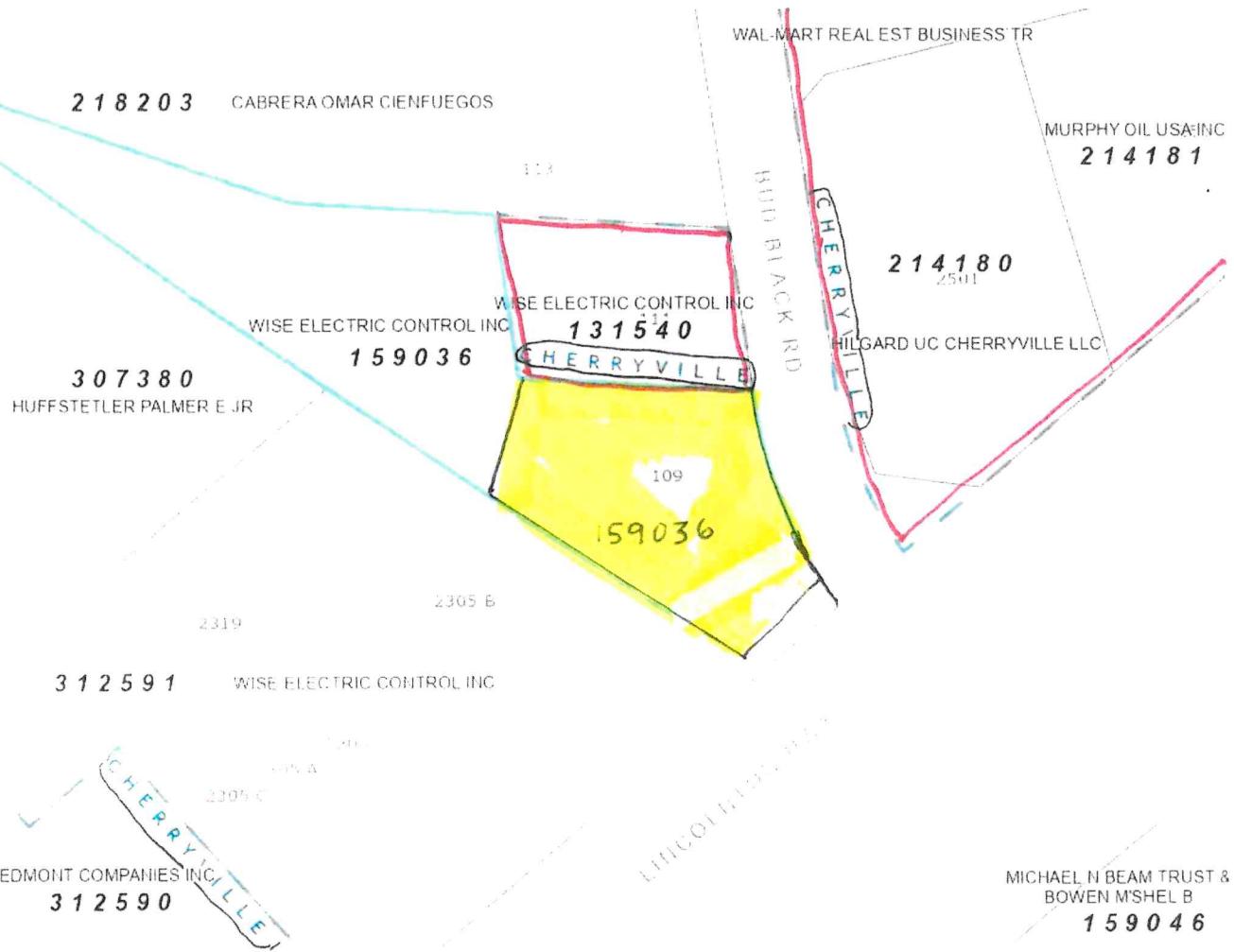
Telephone number (w) _____ (fax) _____ (e-mail) _____

If there are additional property owners, check here and attach their names, addresses and telephone numbers.

3. Representative: If an attorney, engineer or realtor will represent the applicant and/or property owner, please list:

Name and Address: N/A Street Address, City, State, Zip Code

Telephone number (w) _____ (fax) _____ (e-mail) _____



SHOWS PARCEL AND
CITY LIMITS AND
ADJACENT PROPERTY OWNERS

IX. Reappointment of James Russel Beam to the ABC Board- City Manager Brian Dalton

City Manager Brian Dalton requested reappointment of James Russell Beam to the ABC Board for a three-year term.

Councilmember Abernethy made a motion that James Russell Beam be Reappointed to the ABC Board. Councilmember Freeman seconded the motion and the vote unanimous.

X. Proclamation for Constitution Week

Mayor Beam presented a proclamation designating September 17–23, 2025 as Constitution Week.

Members of the Daughters of the American Revolution (DAR) were present to receive the proclamation: Louanna Kiser, Linda Barger, Linda Ballard, and Harriet Golden



PROCLAMATION FOR CONSTITUTION WEEK

WHERE AS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHERE AS: September 17, 2025, marks the two hundred and thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHERE AS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHERE AS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Mayor H.L. Beam by virtue of the authority vested in me as Mayor of the City of Cherryville in the State of North Carolina do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Cherryville, NC to be affixed this 8th day of September of the year of our Lord two thousand twenty five.

Signed H.L. Beam

Attest Mary Jackson

SEAL



XI. Other Business

- Golf Cart Safety: Concerns raised regarding unlicensed minors operating golf carts after dark in Newby Estates and other neighborhoods. Police Department will monitor compliance with existing ordinance (licensed drivers, permits, insurance required).
- Ball Field Leasing: Discussion regarding balancing outside tournament revenue with priority for local recreation leagues. City Manager assured council that local leagues maintain priority and fields will close in early October for overseeding.
- Electric Demand Rates for Churches: City staff researching alternatives to make demand charges more manageable. Free energy audits offered through ElectriCities to help churches conserve power.
- Cemetery Maintenance: Council reviewed current contract with Huffstetler Landscaping. Contractor cuts 36 weeks per year, alternating weed eating each half weekly. Adjustments ongoing as new contractor gets established.

Staff Reports:

- Maple Street Water Line to begin September 9.
- Utility Billing System Transition: NorthStar system successfully replaced with Tyler Financials. Staff reports transition went smoothly

XII. Adjournment

Councilmember Abernethy made a motion to adjourn the meeting. Councilmember Hovis seconded the motion and the vote was unanimous. The meeting adjourned at 6:43 pm



H.L. Beam, Mayor



Mary Beth Tackett, City Clerk

(SEAL)

