



**REGULAR WORK SESSION MEETING
TUESDAY MAY 28, 2024 @ 5:30 PM
CHERRYVILLE COMMUNITY BUILDING
W.J. ALLRAN JR. COUNCIL CHAMBERS
106 S. JACOB STREET CHERRYVILLE, NC 28021**

The Honorable Mayor H.L. Beam called the work session meeting to order at the community building in the William J. Allran Jr. Council Chambers. Councilmembers Jill Puett, Gary Freeman, Jon Abernethy and Janice Hovis were present. City Manager Brian Dalton, City Clerk Paige H. Green, City Attorney Yansea Taylor, Planning and Zoning Director Richard Elam, Public Works Director Chris J. King, Finance Director Dixie Wall, Fire Chief Jason Wofford, and Police Chief Brandon Hunsucker were also present. Media coverage was Lincoln Times News, and Wise News.

ITEMS FOR DISCUSSION OR CONSIDERATION:

AGENDA APPROVAL:

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

PRESENTATION FROM THE CHERRYVILLE ABC BOARD, ABC CHAIRMAN:

Councilmember Abernethy had a check from the Cherryville ABC Board for \$30,000. The ABC board will have another check for the city of Cherryville after their audit is complete.

DISCUSSION OF REQUEST FROM CHERRYVILLE ABC BOARD RE: NEW SIGN, MAYOR H.L. BEAM:

Mayor Beam shared that the ABC Board is wanting to put a new sign out. Attached is a rendering of the new sign:



7) Minimum 4' wide sidewalks shall be required. Cul-de-sacs require sidewalk on one side only.

e. Every lot approved for a development shall be for the purpose of building a single or a two-family dwelling upon each of the approved parcels. Parcels shall not be combined from side or rear parcels to make for a larger parcel.

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. At that time, the Home Owners association will be responsible for maintaining all undeveloped lots and open spaces.

- 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.

After some discussion, council decided to put this on the agenda for the June 10, 2024, meeting for consideration.

CONSIDERATION OF “DEAD END” SIGN ON HILLSDALE DRIVE, PUBLIC WORKS DIRECTOR CHRIS J. KING:

Public Works Director Chris J. King, approached the podium and asked for consideration to erect a “Dead End” sign on Hillsdale Drive. Mr. King shared that a resident on that street had requested the sign and he had the work order to do it.

Councilmember Hovis made a motion to erect a “Dead End” sign on Hillsdale Drive. Councilmember Freeman seconded the motion and the vote was unanimous.

DISCUSSION OF NATIONAL LEAGUE OF CITIES SERVICE LINE WARRANTY PROGRAM, COUNCILMEMBER JANICE HOVIS:

Mayor Beam shared that on January 31, 2023, council approved the city seal being placed on the National League of Cities Service Line Warranty Program mailers. Several of these mailers have been sent out and Councilmember Hovis has received several calls from citizens wanting to know if the city of Cherryville is offering this program. The program was explained and the city of Cherryville has nothing to do with this program. The company just asked if they could use the city seal and after months of discussion, the council agreed.

Mayor Beam also wanted to know if the city has collected a royalty from this company like they promised.

Mr. Dalton shared that he did reach out to the company and they thought a check was mailed in February, but we never received it. They have sent Mr. Dalton the paperwork that needs to be filled out by the city in order to get the royalty check. We should have the check in a few weeks.

OTHER BUSINESS:

Councilmember Puett shared that she has received several calls regarding potholes. Public Works Director Chris J. King shared that a purchase order is in place for any emergency patches. He also shared that he has a list of areas that need addressing and the city is working on that list.

Mr. Dalton shared that the site where the new gym is being built, has had an issue with bad dirt. Soil samples are being taken now and the area is being tested for ground water. If no ground water is found, there is a GEO grid that can be put down and new dirt brought in, so the project can continue.

Councilmember Puett shared that on Friday May 31, 2024, the American Legion will host a hotdog luncheon from 11:30 to 1:30 for all city employees.

Councilmember Freeman shared that some Presbyterians would like to have the trees removed in front of the old Cherryville Rescue Building on S. Mulberry Street.

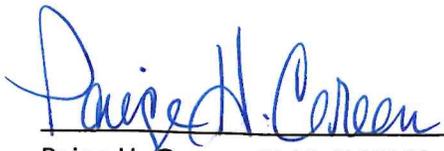
Mr. Dalton shared that we have other trees around the city that need to be removed before we can start on those.

Mr. Dalton reminded Council that at the June 10 meeting the new fees will need to be considered.

ADJOURNMENT:

Councilmember Abernethy made a motion to adjourn the meeting. Councilmember Puett seconded the motion and the vote was unanimous. The meeting adjourned at 6:05 pm.

Adopted this 10 day of June 2024.



Paige H. Green, CMC, NCCMC, City Clerk



H.L. Beam, Mayor

(SEAL)