



CITY OF CHERRYVILLE

116 S. MOUNTAIN STREET

CHERRYVILLE, N.C. 28021

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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

- I. CALL TO ORDER: HONORABLE MAYOR H.L. BEAM III
- II. INVOCATION: PASTOR DR. VINCE HEFNER, FIRST BAPTIST CHURCH
- III. PLEDGE OF ALLEGIANCE
- IV. AGENDA APPROVAL **VOTE**
- V. APPROVAL OF MINUTES (See Agenda Materials) **VOTE**
 - A. CITY COUNCIL MEETING OCTOBER 11, 2021 pg.(s) 1-7
 - B. CITY COUNCIL CLOSED SESSION MINUTES OCTOBER 11, 2021
 - C. CITY COUNCIL RESCHEDULED WORK SESSION MEETING OCTOBER 26, 2021 pg.(s) 8-14
 - D. CITY COUNCIL CLOSED SESSION MINUTES OCTOBER 26, 2021
- VI. MAYOR'S COMMENTS
- VII. 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)*
- VIII. SPECIAL RECOGNITION OF CITY EMPLOYEES FOR THEIR YEARS OF SERVICE (See Agenda Material) pg. 15-17

- IX. CONSIDERATION OF APPOINTMENT TO THE CHERRYVILLE ABC BOARD (See Agenda Material) pg. 18 **VOTE**

- X. CONSIDERATION OF PUBLIC HEARING RE: REZONING 406 N. MULBERRY STREET (GIS PARCEL #130027) FROM GMC TO R-9, PLANNING & ZONING DIRECTOR DERRICK MACKEY (See Agenda Materials) pg.(s) 19-23 **VOTE TO ENTER INTO/VOTE TO EXIT/VOTE**

- XI. 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 (See Agenda Materials) pg.(s) 24-40 **VOTE TO ENTER INTO/VOTE TO EXIT/VOTE**

- XII. CONSIDERATION TO PLACE CITY VEHICLES ON SURPLUS INVENTORY LIST, POLICE CHIEF CAM JENKS (See Agenda Material) pg. 41 **VOTE**

- XIII. OTHER BUSINESS

- XIV. ADJOURNMENT

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



**REGULAR CITY COUNCIL MEETING
MONDAY OCTOBER 11, 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 in the William J. Allran Council Chambers. 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, were also present. Michael Powell of the Cherryville Eagle was present for media coverage.

INVOCATION: MS. BESS THORNBURG, DCE, FIRST UNITED METHODIST CHURCH:

Ms. Bess Thornburg gave the invocation.

PLEDGE OF ALLEGIANCE:

Everyone stood for the Pledge of Allegiance.

AGENDA APPROVAL:

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

APPROVAL OF MINUTES:

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

- A. CITY COUNCIL MEETING SEPTEMBER 13, 2021**
- B. CITY COUNCIL RESCHEDULED WORK SESSION MEETING SEPTEMBER 28, 2021**

Councilmember Abernethy seconded the motion and the vote was unanimous.

MAYOR'S COMMENTS:

"The Chamber of Commerce will be having the annual Hocus Pocus parade this Friday from 6 pm-9 pm, so watch your surrounding neighborhood between these hours to enjoy this event. David Day will give us an update later this evening on other events.

The City of Cherryville is officially declaring this Saturday October 30 as trick-or-treat night instead of October 31 which falls on a Sunday. We ask that you please observe this date so households will not be troubled on Sunday.

I would like to announce to all our citizens, that our city has received our State Aid to Municipalities Highway Fund (Powell Bill) allocation for October for \$86,945.45. These funds are used primarily for the resurfacing of streets within in our corporate limits and may also be used for purposes of maintaining, repairing, constructing, reconstructing or widening of any street or public thoroughfare including bridges, drainage, curb, gutter, or sidewalks. Municipal officials are legally responsible for the proper management of these funds and can be held liable for any unauthorized expenditures.

On October 2, I was privileged to attend and welcome all in attendance to the ribbon cutting ceremony for the new NAPA store on highway 150 West in Cherryville. Later that evening I attended at the Cherryville Sports Hall of Fame Banquet held at the First Baptist Church Christian Outreach Center.

On October 20, I will be attending the Groundbreaking Ceremony for Caro Mont Family Medicine & Caro Mont Urgent Care in Cherryville located across from McDonald's.

November 2 is Election Day, and I would like to remind all our citizens to go to the polls and cast your ballot for the candidates of your choice.

Now we will proceed with tonight's agenda."

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):

None.

CONSIDERATION OF PROCLAMATION SUPPORTING DYSAUTONOMIA AWARENESS MONTH, MAYOR BEAM:

Mayor Beam read the following proclamation and presented it to Ashley Jenks:



A PROCLAMATION FOR DYSAUTONOMIA AWARENESS MONTH

WHEREAS, dysautonomia is a group of medical conditions that result in a malfunction of the autonomic nervous system, which is responsible for “automatic” bodily functions such as respiration, heart rate, blood pressure, digestion, temperature control and more;

WHEREAS, some forms of dysautonomia are considered rare diseases, such as Multiple System Atrophy and Pure Autonomic Failure, while other forms of dysautonomia are common, impacting millions of people in the US and around the world, such as Diabetic Autonomic Neuropathy, Neurocardiogenic Syncope and Postural Orthostatic Tachycardia Syndrome;

WHEREAS, dysautonomia impacts people of any age, gender, race or background, including many individuals living in Cherryville, NC;

WHEREAS, some forms of dysautonomia can be very disabling and this disability can result in social isolation, stress on the families of those impacted, and financial hardship;

WHEREAS, some forms of dysautonomia can result in death, causing tremendous pain and suffering for those impacted and their loved ones;

WHEREAS, increased awareness about dysautonomia will help patients get diagnosed and treated earlier, save lives, and foster support for individuals and families coping with dysautonomia in our community;

WHEREAS, Dysautonomia International, a 501(c)(3) non-profit organization that advocates on behalf of patients living with dysautonomia, encourages communities to celebrate Dysautonomia Awareness Month each October around the world;

WHEREAS, we seek to recognize the contributions of the professional medical community, patients and family members who are working to educate our citizenry about dysautonomia in Cherryville, NC.

NOW, THEREFORE, I, _____,

_____ of _____, do hereby proclaim

the month of October as,

DYSAUTONOMIA AWARENESS MONTH

Throughout _____

Paige H. Green, CMC, NCCMC, City Clerk

H.L. Beam, Mayor

SPECIAL RECOGNITION OF EMPLOYEE’S YEARS OF SERVICE, MAYOR BEAM:

Mayor Beam recognized the following employee for her years of service:

● **ROBIN LITTLE CUSTOMER SERVICE REP. 5 YEARS**

PRESENTATION ON FESTIVALS IN CHERRYVILLE, DOWNTOWN DIRECTOR DAVID DAY:

Downtown Director David Day gave the following updates on upcoming festivals in Cherryville:



Main Street Events 2021

October 15, 2021 6 – 9 pm - Hocus Pocus Parade

October 21 – 3 - Thursday in the Mini Park as we have been doing since June. This will be a smaller event with food trucks, beer truck and one singer in the mini park. This is not a large crowd type event.

October 22 – Scary-Ville in the Mini Park and Children’s art way along with Main Street.

October 29 – Monsters March down Main Street. We are not sure the schools are going to allow the students to participate but some of the local daycares have called and asked.

November 27 – Holiday Market on Main Street and Small Business Saturday. We tried to hold this event last year but due to the State Mandate, we had to cancel a week before. We will have small local vendors, under tents, in the Mini Park and Chamber Parking lot. This is to draw shoppers to Main Street and our Local Merchants for Christmas. We are planning on **Lighting the Christmas tree** and other decorations that night.

December 3 – Whooville – Cherryville Mini Park

December 11 - 10 – 12 pm - Annual Christmas Parade on Main Street. We have confirmed the sidewalks will not be an issue from the contractors during this, but again draws large crowds.

We do have some other smaller events we are looking at doing on Friday evenings in December that will involve the Mini Park and encourage shopping at our local stores for the Holiday – Special Music in the Mini Park, Choirs.

Main Street Christmas Decorations – The special Task Force made up of community members

1. Wade Stroupe
2. Dennis Workman
3. Tammy Johnson
4. Mark Jones
5. Ashley Patterson
6. Debbie Hopper
7. Steve Panton
8. Mary Beth Tackett

This task force met to decide the Theme, How to Decorate, and Market out Christmas on Main Street destination. The team voted on “A Very Cherry Christmas”. We will do special light shows in certain parts of main street and purchase special ornaments that will attract citizens and visitors to our Main Street. However, this year our order cannot be shipped until after February 2022 at the earliest. We are ordering supplies that will use them in 2022 and the streetscape should be complete by then. We are going to use repurposed items with new lights as stated before and have Farris Fabricators make some items to use local merchants as well. This will be done mid-to late November for the Christmas Tree Lighting on Nov 27.

PBS – WTVI UNC Charlotte has almost finished the “Trail Of History” documentary on Cherryville. New Year’s Shooters, Baseball, Lotta Burgers, Carolina Freight, and other historic mills will be covered. This will cover the beginnings of Cherryville through the new revitalization of Main Street. It should air in late Nov or early Dec.

PBS – New Hour recorded last Thursday a 15-to-20-minute new program about the impact of our town’s revitalization and the economic impact we are seeing now and in the future. Should air in Oct.

PBS – New Hour will come back Late October and record us hanging the Veterans Flags and interview Rebecca at Butter Me Up about why as a veteran she chose to open a business on our Main Street, and he might want to interview other local veterans for their Veterans Day Special. He is going to advise me.

OTHER BUSINESS:

Councilmember Freeman asked, Public Works Director Brandon Abernathy, for an update on the sidewalks on Academy Street and Elm Street. The sidewalks on the corner of Elm Street and Old Post Rd. received extensive damaged after a storm in October 2020.

Mr. Abernathy approached the podium and shared that he has tried to get in touch with the contractor that caused the damage at the corner of Elm Street and Old Post Road but he has been unsuccessful. Mr. Abernathy shared that he is not sure where the contractor has been but he is going to give him one more opportunity. Mr. Abernathy shared that he already has a couple more contractors lined up to repair the sidewalks but the contractor that caused the damage will be responsible for the bill. Mr. Abernathy stated that the contractor that caused the damage has had ample time and he should have replaced the sidewalks a long time ago. Mr. Abernathy shared that the contractor asked staff to work with him and give him three months to get the job done and staff has done that but his time is up. Mr. Abernathy shared that the sidewalk on Academy Street is on the list for repairs also. He went on to say the sidewalk on Styers Street have been repaired as well as the sidewalk on N. Mulberry Street.

Councilmember Freeman shared that the sidewalk on Academy Street has a drainpipe sticking up out of it and that would need to be repaired also.

Mayor Beam asked if the contractor that cut the trees on Elm Street acknowledges that he did damage the sidewalk and he will be responsible for the bill.

Mr. Abernathy responded by saying yes the contractor does acknowledge the damage and he told staff that he could repair the sidewalk himself. The homeowner even told city staff who the contractor was. Mr. Abernathy will be reaching out to the contractor again to let him know that he will be receiving a bill from the City of Cherryville.

Mr. Day shared that plans are in the works for Howell Stroupe Park to have a much-needed overhaul. Mr. Day shared that some trees in the park need to be removed, and the uneven brick pavers are a safety issue and they will be removed as well. Mr. Day shared that private donations will pay for the work performed in updating this park.

Mayor Beam asked if Mr. Bob Barker has reached out to Mr. Day about planting more cherry trees. Mr. Day shared that Mr. Barker has contact him and he has given him a specific list of instructions on following up with the nursery and planting more cherry trees.

Mayor Beam asked about the money that Mr. Barker had donated and wanted to know where those funds were. Mr. Day shared that some of the funds have gone to the Rotary Club. Mr. Day went on to say that when Covid started, and Rotary was unable to meet, Mr. Barker

called and asked if the Chamber of Commerce could be the liaison of the donated funds. Mr. Barker donated the money after Upchurch Nursery had already ordered the cherry trees so Upchurch Nursery sent the invoice to the Chamber of Commerce for the trees. Mr. Day stated that, Program Coordinator Ms. Mary Beth Tackett, reached out to Mr. Barker, he mailed a check to her, and she paid Upchurch Nursery. Mr. Day shared that he has kept records of all the funds that have been treated like private funds and they were not run through the City of Cherryville. Mr. Day shared that more cherry trees will be planted soon and approximately fifteen will be planted at Howell Stroupe Park.

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 closed session at 6:25 pm.
Councilmember Parker seconded the motion and the vote was unanimous.

Mayor Beam and Council returned from the closed session at 6:32 and announced that Council took no action in closed session.

ADJOURNMENT:

Councilmember Puett made a motion to adjourn the meeting. Councilmember Abernethy seconded the motion and the vote was unanimous. The meeting adjourned at 6:35 pm.

Adopted this 8 day of November 2021.

H.L. Beam, Mayor

Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)



REGULAR WORK SESSION MEETING

TUESDAY OCTOBER 26, 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 and Malcolm Parker were present. Councilmember Gary Freeman joined the meeting at 5:40 pm. City Manager Jeff Cash, 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. No media coverage.

ITEMS FOR DISCUSSION OR ACTION:

CONSIDERATION TO CLOSE A SECTION OF MAIN STREET AND JACOB STREET FOR FAITH FAIR IN THE MINI PARK NOVEMBER 12 & 13, MAYOR H.L. BEAM:

Mayor Beam received a letter from the Cherryville Community Revival Committee, requesting road closure for Main Street and Jacob Street in the close proximity to the uptown Mini Park. The committee would like to have a revival in the Mini Park on Friday November 12. The roads closures would need to be between 5:00 pm and 9:00 pm. They would also like to have a Faith Fair in the Mini Park on November 13 from 1:00 until 8:00 pm.

Councilmember Puett made a motion to approve the road closures for November 12 and 13 for the Cherryville Community Revival. Councilmember Abernethy seconded the motion and the vote was unanimous.

DISCUSSION OF DRIVE-THRU AT CITY HALL, MAYOR BEAM:

Mayor Beam shared his concerns about the drive-thru at City Hall. Mayor Beam said that he has heard from citizens that the drive-thru is difficult to come thru, and he was wondering if the drive-thru could be extended more to the back of city hall. Mayor Beam also shared that he was aware of the ADA plans and he wanted to know if the drive-thru was part of that.

Public Works Director Brandon Abernathy shared that the drive-thru would be extended out once the ADA construction is complete.

Councilmember Abernethy pointed out that the new kiosk is also an option for citizens to pay their bills.

Mayor Beam shared that after talking to Finance Director Dixie Wall he has learned that kiosk is not being used that often. Mayor Beam asked if a notice could be put on the utility bills about the kiosk being in place. City Manager/Fire Chief Cash shared that he would have a notice about the kiosk on the web site.

DISCUSSION TO SET A PUBLIC HEARING DATE RE: REZONING OF 406 N. MULBERRY STREET FROM GMC (GENERAL & COMMERCIAL MANUFACTURING) TO R-9 (RESIDENTIAL) PLANNING & ZONING DIRECTOR DERRICK MACKEY:

Planning & Zoning Director Derrick Mackey approached the podium and asked for consideration to set a public hearing date for November 8, for a zoning classification change at 406 N. Mulberry St. Mr. & Mrs. Eugene Courtmanche filled out an application to have the property that is zoned GMC (General Manufacturing) to R-9 (Residential). The Courtemanch's would like to build a home on this property.

Councilmember Abernethy made a motion to set a public hearing date for Nov. 8, for the rezoning of 406 N. Mulberry Street. Councilmember Puett seconded the motion and the vote was unanimous.

DISCUSSION OF CORRESPONDENCE WITH PIEDMONT LITHIUM, MAYOR H.L. BEAM:

Mayor Beam read a request that he received from Emily Blackburn, who works in the Community Relations Department of Piedmont Lithium. Ms. Blackburn's request explained that Piedmont Lithium is looking for ways to give back to the community through donations and volunteerism. Ms. Blackburn reached out to Mayor Beam asking if the City of Cherryville was aware of any programs, food drives, or other needs in Cherryville, that Piedmont Lithium could assist with during the holiday season.

Mayor Beam shared that he was aware of Cherryville Area Ministries, and the Cherryville Ministerial Association and asked if anyone else had ideas that he could share with Ms. Blackburn.

Councilmember Parker mentioned the community Thanksgiving dinner that is held at the American Legion saying he was not sure about the funding needed or where the funds come from.

City Manager/Fire Chief Jeff Cash shared that Mt. Zion Baptist Church has started a program that provides police and fire departments with emergency boxes. Mr. Cash shared that a man come in needing a pair of shoes and some need food.

Councilmember Freeman shared that First United Methodist Church has a discretionary fund for utility bills and fuel oil to help those in need stay warm.

OTHER BUSINESS:

Mayor Beam shared a concern from Richard Elam of 304 Old Post Rd. Mayor Beam shared that Mr. Elam came by his office and shared some pictures of the muddy water that is coming

through his taps. Mr. Elam shared that the dirty water started when the Main Street construction started.

Public Works Director shared that Mr. Elam's water comes through a three inch galvanized line that feeds three houses. Mr. Abernathy shared that anytime there is a temperature change, or if someone opens a hydrant in that area, or if there is a leak is can cause Mr. Elam's water to be muddy. Mr. Abernathy has talked with Mr. Elam and his line was flushed to clear up the muddy water. Mr. Abernathy stated this water line is on the list for replacement.

Planning & Zoning Director Derrick Mackey approached the podium sharing that he had emailed seven houses to Mayor Beam and the Council that will be condemned. Mr. Mackey has sent numerous letters to the property owners about clean up but he has had no response. Mr. Mackey has contacted Mr. Sam Leggett, Construction Inspector with Centralina Regional Council, and he has started the process. The City of Cherryville can burn three houses a year so Mr. Mackey is hoping to have these deplorable homes demolished and charge the property owners for the cleaning up the debris.

City Manager/Fire Chief Jeff Cash shared that usually the fire department can only burn three houses a year for training according to the Air Quality rule, but there is a provision that would allow more homes to be burned down, if the homes have been demolished for clean-up.

Planning & Zoning Director Derrick Mackey also asked for consideration to set a public hearing date for November 8, regarding the rezoning of the Howell Stroupe property located at 1404 Shelby Hwy. Mr. Mackey shared that the application was filed with his office to rezone 1404 Shelby Hwy from R-40 to CU R-9 Cluster, CU RMF, and B-2. Mr. Mackey stated that the request went before the Planning & Zoning Board, but the board made no recommendations.

Councilmember Puett made a motion to set a public hearing date for the rezoning of the Howell Stroupe property located at 1404 Shelby Hwy., for November 8. Councilmember Abernathy seconded the motion and the vote was unanimous.

Mayor Beam asked for consideration on a proposal that he received from City Attorney Palmer Huffstetler Jr. Mr. Huffstetler is proposing that his monthly payroll amount be increased to allow him to make greater contributions to his 401K retirement plan. Mr. Huffstetler explained that he will show an additional retainer credit equal to the increased amount on his quarterly invoice. Mr. Huffstetler explained that this is the only way he is able to contribute to his retirement fund and this will not be an additional cost the City. Mr. Huffstetler asked for an increase of \$500.00 per month toward his retainer fee.

Councilmember Parker made a motion to approve the increase of \$500.00 to Mr. Huffstetler's retainer fee. Councilmember Freeman seconded the motion and the vote was unanimous.

Mayor Beam shared that the City of Cherryville has executed a contract with Gardner Webb University to help market the property they own located at the end of W. Academy Street. Mayor Beam explained that the City of Cherryville has no obligation other than helping Electricities with the marketing. Electricities needed a price per acre, so the City of Cherryville solicited comp pricing with the help of several agencies and folks in the industrial commercial real estate field. Gardner Webb University has agreed to approximately \$60,000 an acre, and that will allow Electricities and the City of Cherryville to market the property. Electricities will do 99% of the work, and they will have a third party real estate firm to market the property nationally. This will be for an 18-month trial period, which is subject for an additional 18-month period. Mayor Beam stated that this is a big step for Gardner Webb University, Electricities, and Cherryville. The City of Cherryville would be able to provide water, sewer, and electric to this property. Mayor Beam shared it would be wonderful to get an industry or two at this location.

Councilmember Freeman made a motion to accept the contract with Gardner Webb University and Electricities. Councilmember Puett seconded the motion and the vote was unanimous.

City Manager/Fire Chief Jeff Cash shared that the Gaston County Health Department will offer all three Covid-19 vaccine boosters. Cherryville will host a clinic for the booster shots and the original folks that took the vaccine first will be the first ones to get the booster. Below is some information to help you know if the booster is available for you.

Boosters Now Available for All COVID-19 Vaccines

To strengthen and extend protections against COVID-19, many North Carolinians who have been fully vaccinated can now receive a COVID-19 booster shot if they are eligible.

You may be eligible for a booster if:

- You are 18 or older;
- Your second/final dose was more than SIX months ago for Pfizer and Moderna;
- You received your Johnson & Johnson vaccine more than TWO months ago;

And you meet the additional recommendations below:

Johnson & Johnson

It is recommended that anyone 18 or older who was vaccinated more than 2 months ago with the Johnson & Johnson vaccine receive a booster dose.

Moderna and Pfizer

Boosters have been authorized and recommended for individuals who are at high risk for serious illness or exposure. You are eligible if you received the Moderna or Pfizer vaccine and ONE of the following is true:

- You are 65 or older, or
- You live or work in a nursing home or long-term care residential facility, or
- You have a [medical condition](#) that puts you at high risk for severe illness (for example, obesity, asthma, heart disease, high blood pressure, and diabetes), or
- You work in a [high-risk profession](#), meaning you come into contact with a lot of people, and you don't know their vaccination status (for example, health care workers, first responders, teachers, food processing workers, retail and restaurant workers, and public transportation workers), or
- You live or work in a [place where many people live together](#) (for example, homeless shelters, correctional facilities, migrant farm housing, dormitories or other group living settings in colleges or universities).

(This is not a complete list of situations. Talk to a doctor, pharmacist or nurse if you are not sure you're eligible.)

Additionally, individuals are now able to receive any brand of COVID-19 vaccine for their booster shot. Some people may have a preference for the vaccine type that they originally received and others may prefer to get a different booster. Limited evidence suggests that booster doses of one of the two mRNA vaccines – Moderna or Pfizer-BioNTech – more effectively raise antibody levels than a booster dose of the Johnson & Johnson vaccine. NC DHHS encourages you to speak with a doctor, nurse or pharmacist if you have questions about what booster is right for you.

Think you may be eligible? Get a booster anywhere COVID-19 vaccines are available. People do not need a doctor's note to get a booster shot and may self-attest to eligibility.

Public Works Director Brandon Abernathy asked for consideration to surplus a 2004 International Street Sweeper. The sweeper will be listed on Gov-Deals and removed from the fleet of vehicles.

Councilmember Abernathy made a motion to approve the 2004 International Street Sweeper a surplus item for Gov-Deals. Councilmember Freeman seconded the motion and the vote was unanimous.

Councilmember Freeman shared that it is hard to pull out onto Hwy. 150 off of Benaja St. He asked if a light at that corner would help.

Mayor Beam shared that he would ask Mark Stafford at the next MPO meeting. This would be a NCDOT issue.

Councilmember Parker shared that he received an anonymous letter in the mail and he knew a lot of people received the same letter. Councilmember Parker asked City Manager/Fire Chief Jeff Cash if he would like to explain.

City Manager/Fire Chief Jeff Cash responded by saying that he and Mayor Beam talked the night before and in his whole career with the City of Cherryville he has not accepted any kind of anonymous complaints. He went on to say that he was greatly bothered by the anonymous letter because attached to that letter was a letter that He had sent to Mayor Beam and each councilmember. Mr. Cash stated, "One of the five of you let that letter get out or you shared it with someone, and I am bother by that because my letter was asking that I be involved in the hiring process along with it had my recommendations for an interim if you had to go that route."

Councilmember Parker, "Well that question that I have is, is any of it true? Is any of it true or part of it true?"

Cash, "No of it is founded. Ask a specific question and I will answer it or I have staff here to answer it."

Councilmember Abernethy, "Ask me I will answer it. I was chairman of the deacons at the time when something in this letter happened and there were five other very godly men involved. Jeff Cash was not a deacon member at the time this took place. I have told the truth every single I have been asked about the termination. The truth is not going to change and I stand by it and the five men that help make that decision with me know the truth, my pastor knows the truth."

Mayor Beam, "I don't think this should be discussed here period. I do not think the letter should be discussed. It is bogus."

Councilmember Parker, "It hurts the town."

Cash, "Well if people are that naïve to believe something like that, then they have a problem to begin with. You have to have smart enough intelligent people Mr. Parker to realize what is real and what is not real. It is election time and things go on."

Mayor Beam, "The chief called me and I asked him about the letter and said I hope you know that did not come from me. He said Mayor you do not have to tell me I know that did not come from you by the way it was worded and everything. However, it could be perceived that I wrote it because he is my opponent. I did not write it so I immediately posted on face book that it did not come from me and I did not agree with the contents of the letter what so ever, and if someone cannot sign it then I agree it is not worth discussing."

Councilmember Parker, "Well I know it didn't come from me because there are words in there I cannot spell."

Councilmember Abernethy, "I too am very bothered that there were only five copies of this letter that Jeff sent to us and how did this person get a copy of this letter?"

Mayor Beam, "Well I can tell you if it means anything. When I got Jeff's letter I was upset about some of the letter and I shared it with my workers. I told them, look at this letter that I got. It never said we were to keep it personal."

Cash, "No we are talking about my letter."

Mayor Beam, "Yours never said to keep it personal."

Cash, "Well it was personnel and I just assumed you understand."

Mayor Beam, "No I did share it but it was with the people at work and I could have laid a copy, but I don't anyone would have done it from work, really I don't."

Cash, "He is my point, it is bogus and anyone that don't have the intestinal fortitude to sign a letter then I count it as none threatening, but I can tell you that all of that has gone to my attorney."

Councilmember Abernethy made a motion to go into a closed session. Councilmember Puett seconded the motion and the vote was unanimous. Closed Session began at 6:20 pm.

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.

Mayor Beam and Council returned from closed session and announced that three applicants were chosen for an interview for the city manager's position. Mayor Beam shared that the City Clerk will be given direction to contact the three applicants and set up an interview.

ADJOURNMENT:

Councilmember Abernethy made a motion to adjourn the meeting. Councilmember Puett seconded the motion and the vote was unanimous. The meeting adjourned at 6:56 pm.

Adopted this 8 day of November 2021.

H.L. Beam, Mayor

Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)



Certificate

This certificate is awarded to

Bobby Dale Reynolds

in recognition of Five Years

of service to the City of Cherryville.

Jeff Cash, City Manager

H.L. Beam, Mayor



5



Certificate

This certificate is awarded to

Jason Black

in recognition of Ten Years

of service to the City of Cherryville.

Jeff Cash, City Manager

H.L. Beam, Mayor



10



Certificate

This certificate is awarded to

Charlie Canipe

in recognition of Twenty Years

of service to the City of Cherryville.

Jeff Cash, City Manager

H.L. Beam, Mayor



20



ABC BOARD MEMBERS

(THREE-YEAR TERMS)

James Russell Beam	11-2020 – 10-2023
Gail Jenkins	11-2018 – 10-2021
Tim Moss	04-2020 – 10-2022 (Term was 10-2019 – 10-2022)

(Mr. Moss appointed in 4/2020 to replace Jim Beam (appointed 11-2019) who filled Terry Fisher's position as manager)

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;

Light MANUFACTURE to RESIDENTIAL
EME R-9

on the following described property;

Gaston County Tax Book 2390, Map _____, Parcel(s) 130027

PID # _____ Total Acreage of Property: 0.263

The property address is: 406 N. MULBERRY ST.

Owner/Applicant Name: EUGENE + BETTY COURTEMANCHE

Mailing Address: 117 MARYLANE CHERRYVILLE NC 28021

Phone Number(s): 704-842-1090 704-718-4580

This property is owned by EUGENE + BETTY COURTEMANCHE

as evidence by deed dated 9-6-2021

recorded in Gaston County Deed Book 2390, Page 717

This property is bounded by on the:

NORTH: EUGENE + BETTY COURTEMANCHE

SOUTH: EUGENE + BETTY COURTEMANCHE

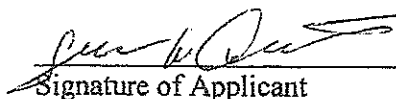
EAST: ADRIENNE ELIZABETH OSBORN + FRANCIS A. PATTERSON

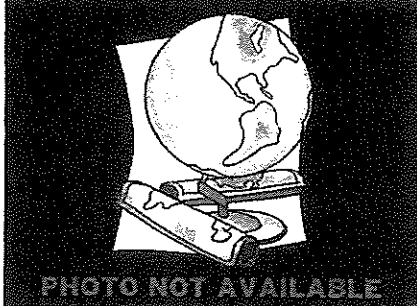
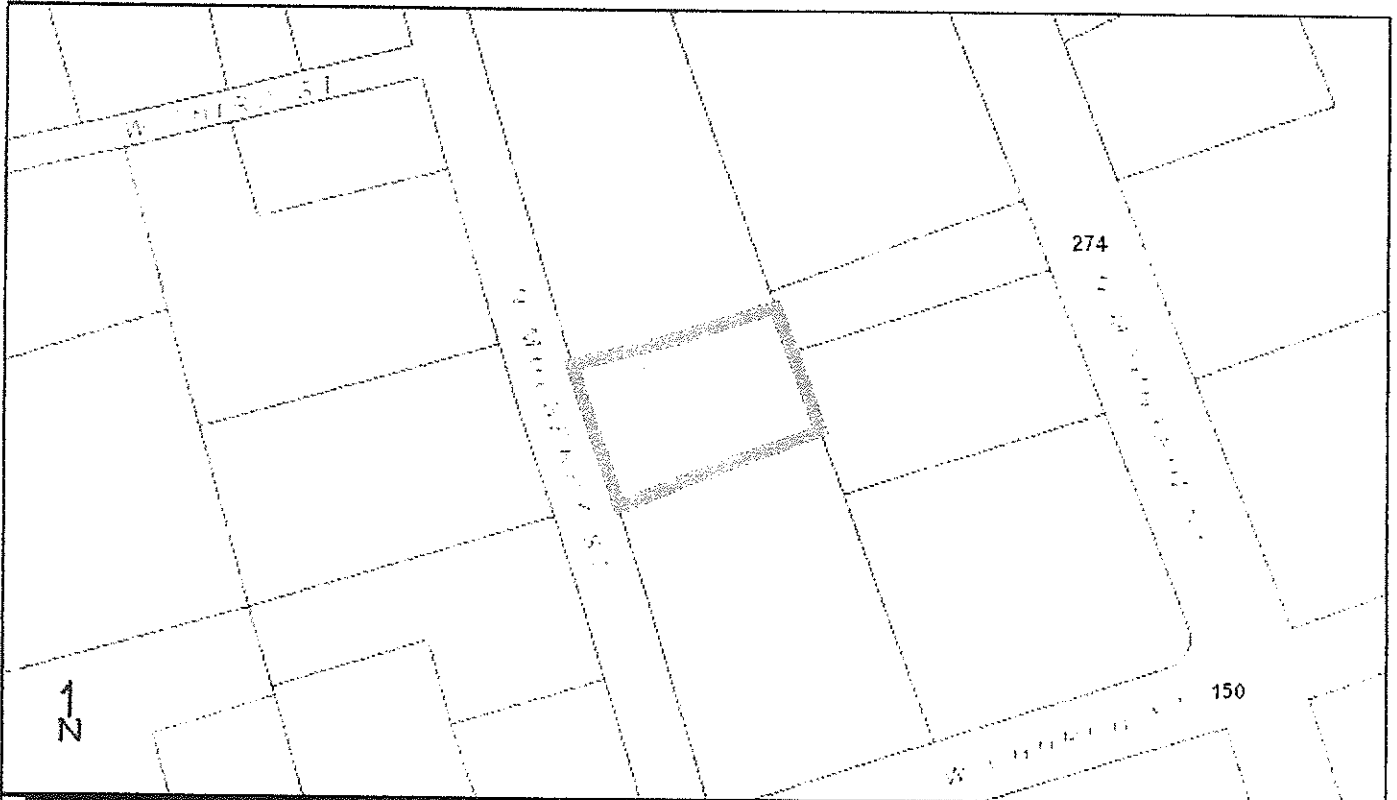
WEST: N. MULBERRY ST.

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.

 Betty Loustemanche 9-22-2021
Signature of Applicant Date



Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 305803
PIN #: 2690020595
CURRENT OWNERS: COURTEMANCHE
 EUGENE COURTEMANCHE BETTY JEAN F
MAILING ADDRESS: 410 N MULBERRY ST,
 CHERRYVILLE, NC 28021-
NBHD #: CV019
NBHD NAME: OLD DORAN TEXTILES
TOWNSHIP: CHERRYVILLE TOWNSHIP
LEGAL DESC: N. MULBERRY ST. LOT 2 PLAT
 BOOK 094 PAGE 053

Tax Information

DEED BOOK: PAGE:
DEED RECORDING DATE:
SALES AMOUNT: \$0
PLAT BOOK: 094 PAGE: 053
STRUCTURE TYPE:
YEAR BUILT: 0
SQUARE FOOTAGE: 0
BASEMENT: NO
BED: 0 BATH: 0 HALF-BATH:
MULTI-STRUCTURES: NO
ACREAGE: 0.26
TAX DISTRICT: CHERRYVILLE CITY
VOLUNTARY AG DISTRICT: NO
PROPERTY USE: COMMERCIAL

Tax Values

MARKET LAND VALUE: \$0
MARKET IMPR. VALUE: \$0
MARKET VALUE: \$0
FARM DISCOUNT: NO
EXEMPTION: NO
TAXABLE VALUE: \$0

Election Information

PRECINCT NAME: CHERRYVILLE II
POLLING PLACE: SECOND BAPTIST
 CHURCH FELLOWSHIP HALL
POLLING ADDRESS: 201 HOUSER ST
WARD #: 3
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: INDIAN CREEK
CENSUS TRACT: 306.02

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 10/7/2021

Related Parties					
OWNER	COURTEMANCHE, EUGENE		OWNER	COURTEMANCHE, BETTY JEAN F	
Mailing Address	410 N MULBERRY ST CHERRYVILLE, NC 28021		Mailing Address	410 N MULBERRY ST CHERRYVILLE, NC 28021	
Transfer History					
Book & Page	Sale Type	Sale Date	Sold By	Sold To	Price
2390 0717	WD	7/28/1994	EUGENE COURTEMANCHE BETTY COURTEMANCHE		\$50,000
1838 0055	WD	3/1/1987			\$80,000
1008 0366		1/1/1899			\$0
Parcel Genealogy					
	Relationship		Parcel Number		Action
	Child Parcel		305802		Split
	Child Parcel		305803		Split
					2022
					2022
Land Valuation					
	Property Class		Valued Acres		Appraised Value
	COMM BUILDING SITE		0.9300		30,383
Structure (1 of 1) Real Estate					
	Property Class		Description		Total Finished Area
	COM - Commercial		OFFICE - WAREHOUSE		3,630
					Year Built
					1910
EXTERIOR WALLS					
MASONRY		186 Percent		HEAT AND AIR CONDITION	
				UNIT HEATERS	
				186 Percent	
Sheds					
Frame/Metal Shed		1,472 Square Ft.		Main Level Framing	
Frame/Metal Shed		2,340 Square Ft.		OFFICE-WAREHOUSE	
Frame/Metal Shed		2,448 Square Ft.		100 Percent	
				Upper Level Framing	
				OFFICE-WAREHOUSE	
				100 Percent	
Market Value					
Year	Market Land		Market Building		Market Total
2022		30,380		24,800	55,180
2021		30,380		24,800	55,180
2020		30,380		24,800	55,180
Show 1 More					

Contact Information

128 W. Main Ave.
PO Box 1578
Gastonia, NC 28053-1578



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)

**PUBLIC HEARING
STAFF REPORT
Cherryville City Council
November 5, 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 October 18th, 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 townhomes 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 is recommended before this project is approved, with improvements that are phased based on issuance of certificates of occupancy 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 townhomes, 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.

Issues to Consider

All Residential

- Improved open space amenities are typically provided for this level of density, however, are not shown on the project site plan. Recommend including recreational and passive open space amenities for usable open space (park areas, paved trails, playgrounds, play fields, picnic/BBQ areas, pool, etc.) as opposed to only providing unusable land. Open space should be phased so that construction of amenities occurs in tandem with construction of dwelling units. Amenity construction should be tied to the certificates of occupancy.
- Maintenance of open space amenities to be maintained by homeowners' association set up by the developer.
- Recommend Excluding the Following Uses:
 - Residential care facilities (can be more commercial in nature)
 - Public parks (should be indicated on site plan)
 - Yard sales (not a use that needs to be conditioned)
- Driveways should accommodate two cars per dwelling unit, regardless of inclusion of garage or size of garage.

- Representative building elevations and materials should be provided.
- Landscaping buffers not shown between townhomes and single family residentially zoned properties.

Single Family Residential Detached

- Site plan notes 470 lots, if lots reduced, the lower number should be part of the official rezoning conditions.
- Site plan notes that the average SFR lot size is 6,000 square feet. Per the minimum lot width and depth, 6,000 square feet is the minimum (not the average).
- Side setback of 5' is very narrow and could be an issue if homes are clad with vinyl siding.
- Front setback 20' from right-of-way is an absolute minimum to avoid vehicles parked across sidewalks. Recommend increasing front setback dimensions.
- Street trees and trees in lots should be required.

Townhomes

- Site plan indicates 204 units, if number of units reduced, should be part of the official rezoning conditions.
- For townhomes show parking ratio. Should have a minimum of 2 parking spaces per unit and parking areas to accommodate visitors.
- Townhomes should not back up to public streets without adequate setbacks and landscape buffers.

Infrastructure

- Traffic impact analysis shall be required. Traffic improvements shall be constructed in phases as outlined in the analysis (based on certificates of occupancy). Improvements should include improvements to ingress and egress, turn lanes, etc.
- Public street cross section should be included to indicate location of sidewalks, street trees, utilities, etc.
- Road network should be constructed per plat phases, including sidewalk construction. Final layer of asphalt required prior to acceptance.
- Developer to pay for street construction testing prior to acceptance by the City of Cherryville.
- 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

- Review list of uses allowed in B-2 and remove uses that would not be suitable in this area.

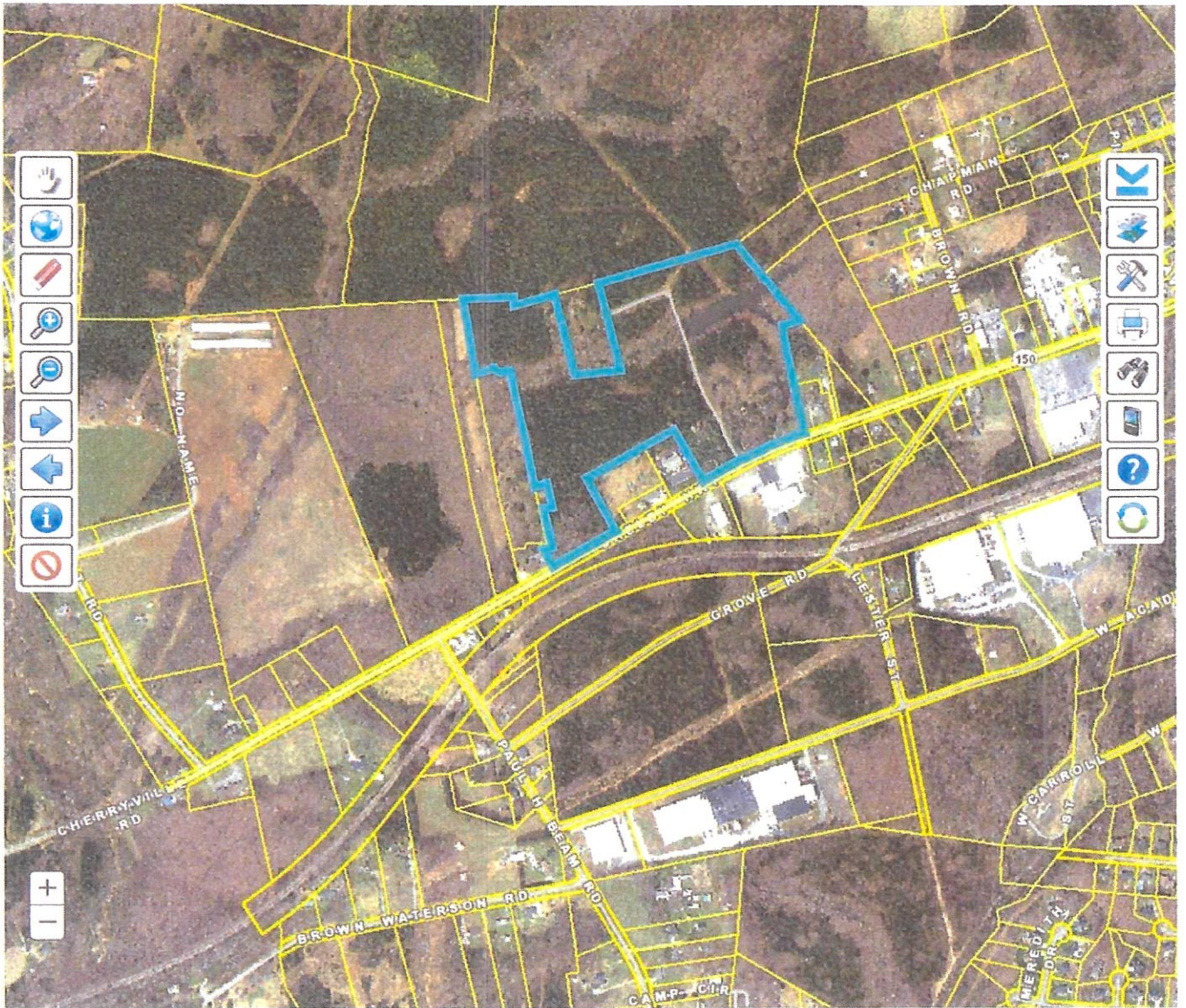
Conclusion

The developer held a neighborhood meeting on November xx, 2021, to provide an opportunity for public input and questions. It is unknown how issues raised have been addressed on the site plan.

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.



200m

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 CU R-9 Cluster, CU RMF, and B-2

on the following described property;

Gaston County Tax Book See List, Map _____, Parcel(s) _____

PID # _____ Total Acreage of Property: 176.62

The property address is: 1404 Shelby Highway, Cherryville, NC 28021

Owner/Applicant Name: Montrose LLC, Michael Foess

Mailing Address: PO Box 644, Cornelius, NC 28078

Phone Number(s): 704-491-3256

This property is owned by Stroup Acres, LLC

as evidence by deed dated 11/27/2007,

recorded in Gaston County Deed Book 4369, Page 194

This property is bounded by on the:

NORTH: See List, Attached

SOUTH: _____

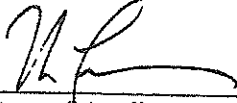
EAST: _____

WEST: _____

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

09/15/2021

Date

Parcels included in rezoning

- PN 160116: DB 4369, PG. 194
- PN 160117: DB 4369, PG. 194
- PN 160120: DB 4369, PG. 194
- PN 216819: DB 4369, PG. 194
- PN 305089: DB 4369, PG. 194

Adjoining Owners

North:

Dick Marion Shull; PN. 208792
Phillip A. Gregory; PN 205450
Ronald S Whitaker and Wife, Patricia S. Whitaker; PN 217756
Ronald L. Willis; PN 217530
Conrado Vargas Tapia and Fernando Vargas Tapia; PN 160054
Robert D. McQueeney, Sr. and Wife, Evelyn G. McQueeney; PN 160055
Jeffrey P. Canipe and Wife, Carla H. Canipe; PN 160085
Stacy H. Redford; PN 160086
J.W.Stiles et ux, Jo Carl Stiles; PN 160087
Bennett Chris Ballard et ux, Bobbit Holt Ballard; PN 160088

South:

Daniel Bauer and Wife, Jona Bauer; PN. 305091
Larry Gunnell and Wife Juanita Gunnel Maria Gunnel Pruitt and Steven R. Gunnell; PN 216371
Steven R. Gunnell and Wife, Bonnie B. Gunnell; PN. 205032
Larry J. Stevens and Wife, Sharon K. Stevens; PN 160243 and PN 160281
Cherryville Animal Boarding and Groomin, LLC; PN 160280
Joe T. Millwood; PN. 160283
HRN Broadcasting, Inc.; PN. 222039
ANMLDR, LLC; PN. 160284

East

Larua Ivonne Pacheco and David Torres; PN 160297
Manuel Torres and Ramon Torres; PN 160296

Donnie Harrelson Clayton and Husband, Dale G. Clayton; PN. 160299

Vickie H. Spurling Benson Charles Hoyle; PN 160124 and 160123

Clyde David Hannon and Wife, Patricia Hannon; PN 160122

Buddy Ray Smith; PN. 160119

Charlton Heath Jackson John Charles Jackson; PN. 160115

Jeremy Deemes Jackson; PN. 160113 and 160114

West

Jerry L. Borders and Wife, Patricia S. Borders; PN 160239

James Robert Benson and Wife, Marjorie Smith Benson; PN 160316 and PN 160232

Sherry Ferguson; PN 160315

Brandon M. Bass; PN 207318

Willie Benson et uc, Martha Benson; PN 160317

STROUP ACRES

CHERRYVILLE, NORTH CAROLINA

REZONING PLAN



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED PUBLIC STREET RIGHT OF WAY
- PROPOSED PRIVATE STREET RIGHT OF WAY
- PROPOSED PUBLIC UTILITY RIGHT OF WAY
- PROPOSED PRIVATE UTILITY RIGHT OF WAY
- PROPOSED PUBLIC WATER MAIN
- PROPOSED PRIVATE WATER MAIN
- PROPOSED PUBLIC SEWER
- PROPOSED PRIVATE SEWER
- PROPOSED PUBLIC GAS
- PROPOSED PRIVATE GAS
- PROPOSED PUBLIC FIBER OPTIC
- PROPOSED PRIVATE FIBER OPTIC
- PROPOSED PUBLIC TRAIL
- PROPOSED PRIVATE TRAIL
- PROPOSED PUBLIC BIWAY
- PROPOSED PRIVATE BIWAY
- PROPOSED PUBLIC PATH
- PROPOSED PRIVATE PATH
- PROPOSED PUBLIC EQUESTRIAN
- PROPOSED PRIVATE EQUESTRIAN
- PROPOSED PUBLIC HORSEWAY
- PROPOSED PRIVATE HORSEWAY
- PROPOSED PUBLIC BICYCLEWAY
- PROPOSED PRIVATE BICYCLEWAY
- PROPOSED PUBLIC WALKWAY
- PROPOSED PRIVATE WALKWAY
- PROPOSED PUBLIC DRIVEWAY
- PROPOSED PRIVATE DRIVEWAY
- PROPOSED PUBLIC ALLEY
- PROPOSED PRIVATE ALLEY
- PROPOSED PUBLIC COURT
- PROPOSED PRIVATE COURT
- PROPOSED PUBLIC LANE
- PROPOSED PRIVATE LANE
- PROPOSED PUBLIC AVENUE
- PROPOSED PRIVATE AVENUE
- PROPOSED PUBLIC BOULEVARD
- PROPOSED PRIVATE BOULEVARD
- PROPOSED PUBLIC HIGHWAY
- PROPOSED PRIVATE HIGHWAY
- PROPOSED PUBLIC ROAD
- PROPOSED PRIVATE ROAD
- PROPOSED PUBLIC STREET
- PROPOSED PRIVATE STREET
- PROPOSED PUBLIC DRIVE
- PROPOSED PRIVATE DRIVE
- PROPOSED PUBLIC WAY
- PROPOSED PRIVATE WAY
- PROPOSED PUBLIC PLACE
- PROPOSED PRIVATE PLACE
- PROPOSED PUBLIC SQUARE
- PROPOSED PRIVATE SQUARE
- PROPOSED PUBLIC COURT
- PROPOSED PRIVATE COURT
- PROPOSED PUBLIC LANE
- PROPOSED PRIVATE LANE
- PROPOSED PUBLIC AVENUE
- PROPOSED PRIVATE AVENUE
- PROPOSED PUBLIC BOULEVARD
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- PROPOSED PUBLIC STREET
- PROPOSED PRIVATE STREET
- PROPOSED PUBLIC DRIVE
- PROPOSED PRIVATE DRIVE
- PROPOSED PUBLIC WAY
- PROPOSED PRIVATE WAY
- PROPOSED PUBLIC PLACE
- PROPOSED PRIVATE PLACE
- PROPOSED PUBLIC SQUARE
- PROPOSED PRIVATE SQUARE

DEVELOPMENT STANDARDS

MINIMUM LOT AREA

MINIMUM FRONT YARD SETBACK

MINIMUM SIDE YARD SETBACK

MINIMUM REAR YARD SETBACK

MINIMUM FRONT PORCH DEPTH

MINIMUM FRONT PORCH WIDTH

MINIMUM FRONT PORCH SETBACK

MINIMUM FRONT PORCH HEIGHT

MINIMUM FRONT PORCH FINISH

MINIMUM FRONT PORCH FLOOR FINISH

MINIMUM FRONT PORCH ROOF FINISH

MINIMUM FRONT PORCH WALL FINISH

MINIMUM FRONT PORCH WINDOW FINISH

MINIMUM FRONT PORCH DOOR FINISH

MINIMUM FRONT PORCH RAILING FINISH

MINIMUM FRONT PORCH STAIR FINISH

MINIMUM FRONT PORCH BALCONY FINISH

MINIMUM FRONT PORCH TERRACE FINISH

MINIMUM FRONT PORCH PATIO FINISH

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MINIMUM FRONT PORCH PERGOLA FINISH

MINIMUM FRONT PORCH CARPORT FINISH

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MINIMUM FRONT PORCH DRIVEWAY FINISH

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MINIMUM FRONT PORCH STREET FINISH

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MINIMUM FRONT PORCH SQUARE FINISH

MINIMUM FRONT PORCH COURT FINISH

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MINIMUM FRONT PORCH STREET FINISH

MINIMUM FRONT PORCH DRIVE FINISH

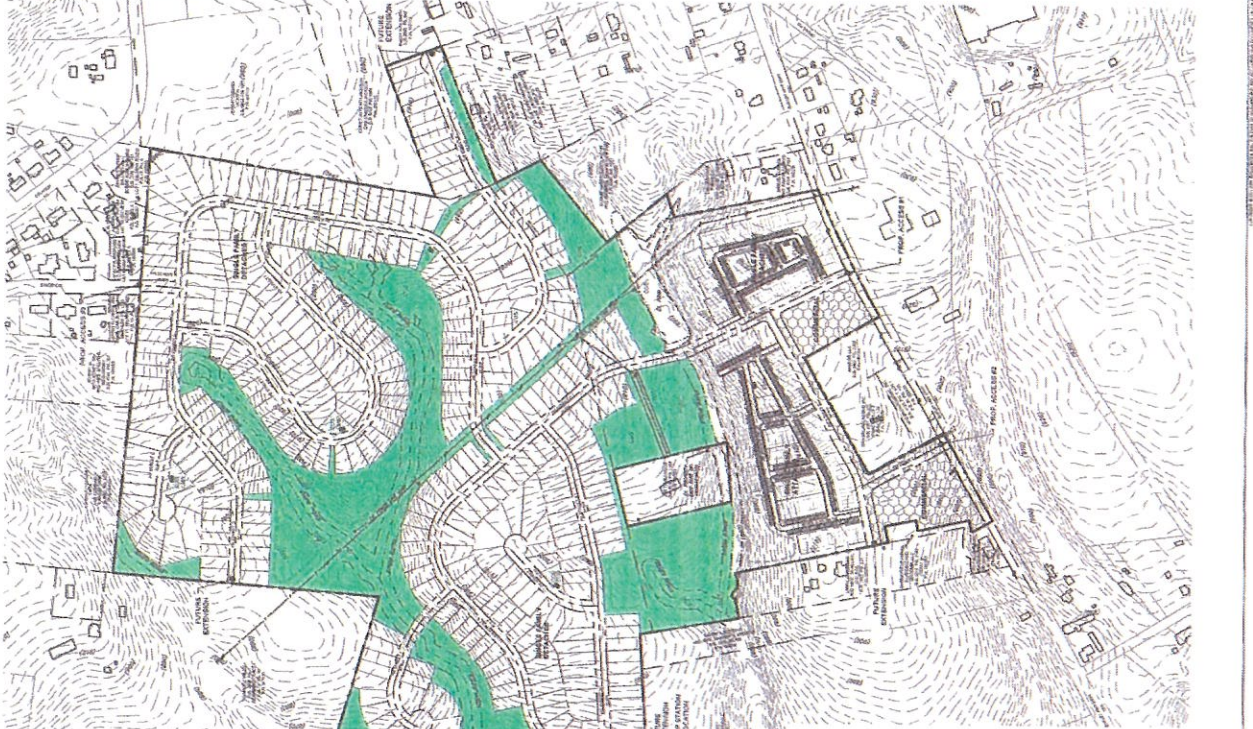
MINIMUM FRONT PORCH WAY FINISH

MINIMUM FRONT PORCH PLACE FINISH

MINIMUM FRONT PORCH SQUARE FINISH

ADDITIONAL NOTES

1. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
2. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
3. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
4. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
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6. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
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9. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
10. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
11. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
12. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
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COMPLEMENTARY NOTES

1. THE ZONING DISTRICT IS SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF CHERRYVILLE, NORTH CAROLINA.
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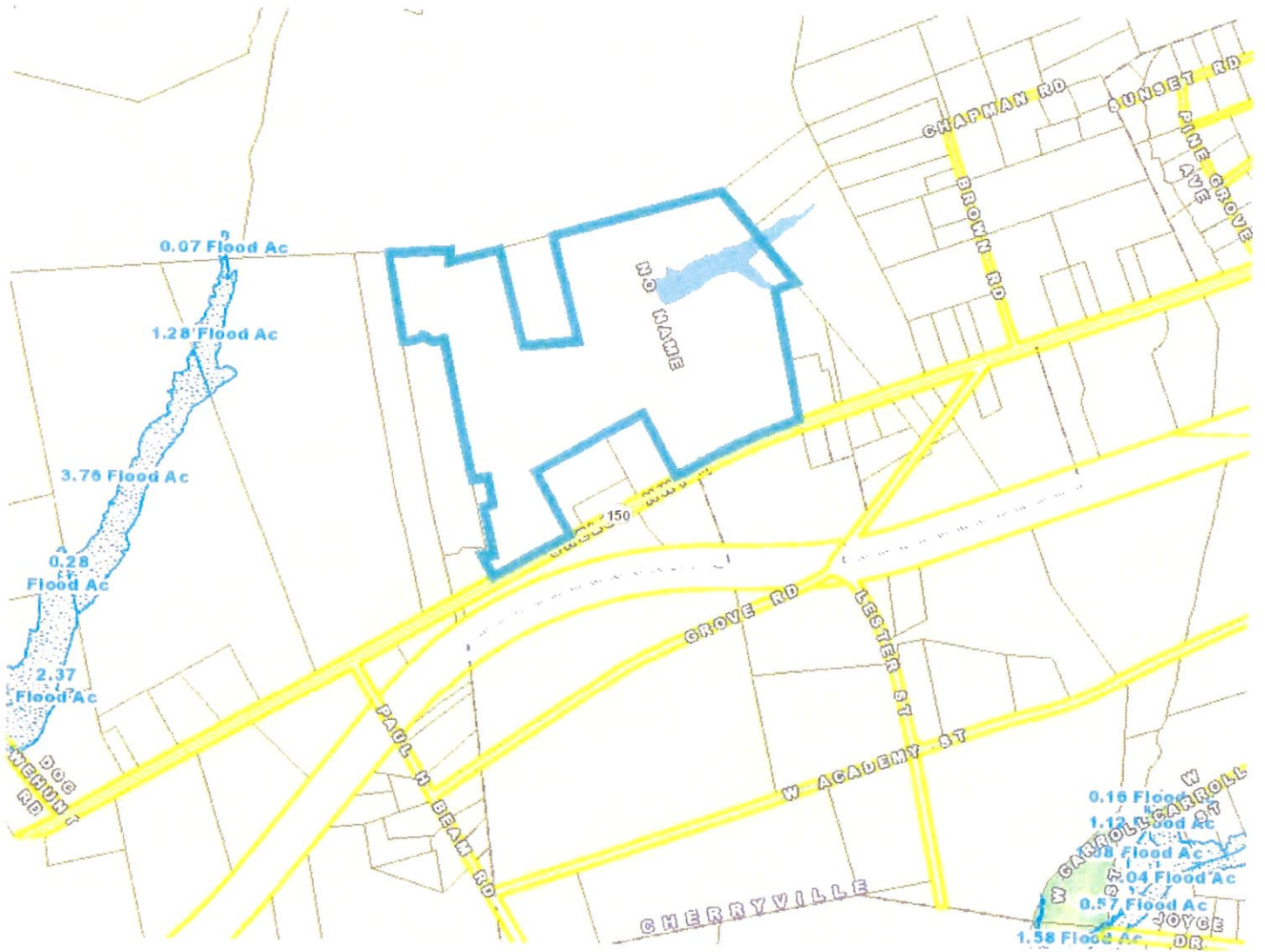


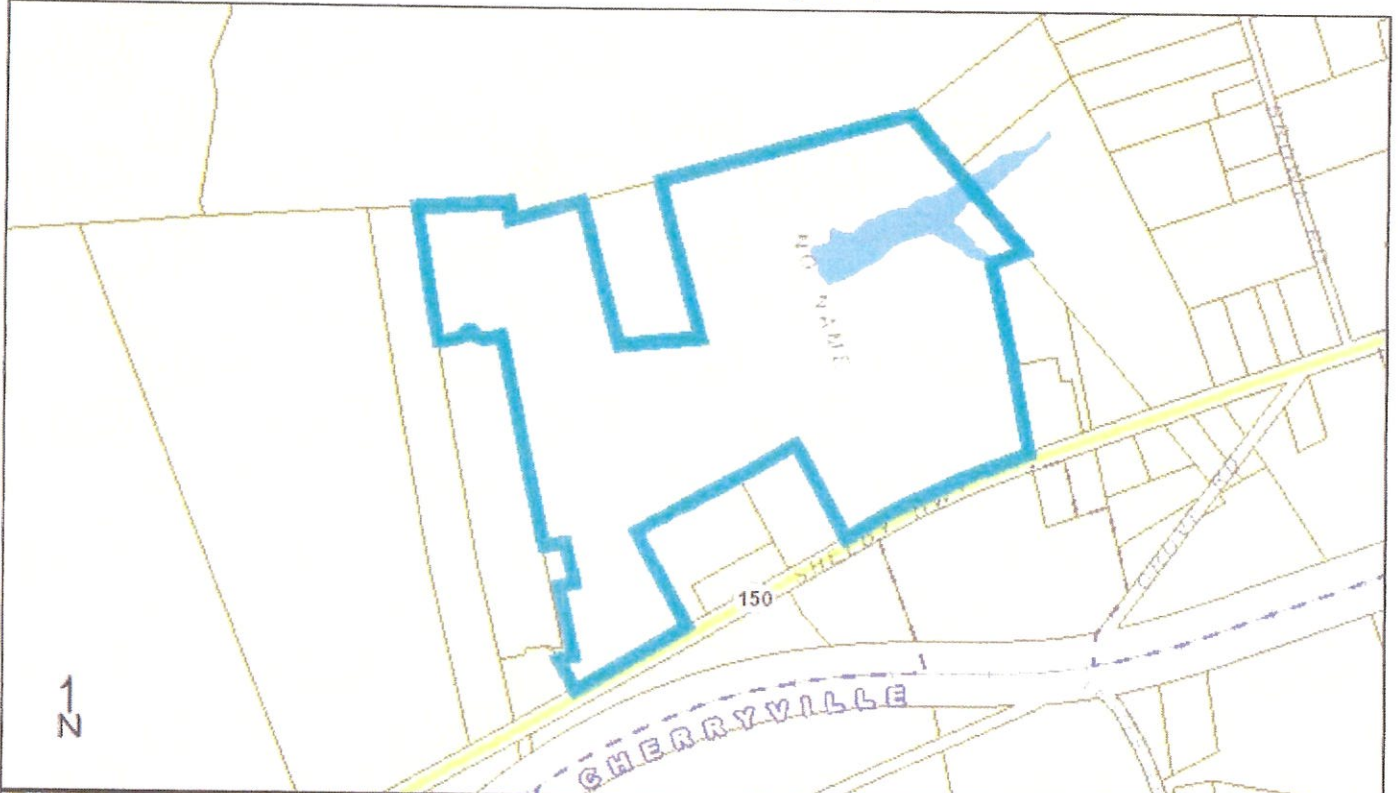
RZ-1

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





216819 02/16/2014

Primary Property Address

1404 SHELBY HWY CHERRYVILLE, NC 28021

Tax Information

PARCEL #: 216819
PIN #: 2680304364
CURRENT OWNERS: STROUP ACRES LLC
MAILING ADDRESS: 8501 WELLSLEY WAY ,
 RALEIGH, NC 27613-0000
NBHD #: 1A055
NBHD NAME: DELVIEW RURAL 1A
TOWNSHIP: CHERRYVILLE TOWNSHIP
LEGAL DESC: . 12 051 027 00 000

Tax Information

DEED BOOK: 4369 **PAGE:** 194
DEED RECORDING DATE: 11/27/2007
SALES AMOUNT: \$0
PLAT BOOK: PAGE:
STRUCTURE TYPE: CONVENTIONAL
YEAR BUILT: 1951
SQUARE FOOTAGE: 2426
BASEMENT: NO
BED: 3 **BATH:** 3 **HALF-BATH:** 0
MULTI-STRUCTURES: NO
ACREAGE: 38.53
TAX DISTRICT: WACO FD
VOLUNTARY AG DISTRICT: NO
PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$143,670
MARKET IMPR. VALUE: \$73,200
MARKET VALUE: \$216,870
FARM DISCOUNT: YES
EXEMPTION: NO
TAXABLE VALUE: \$106,970

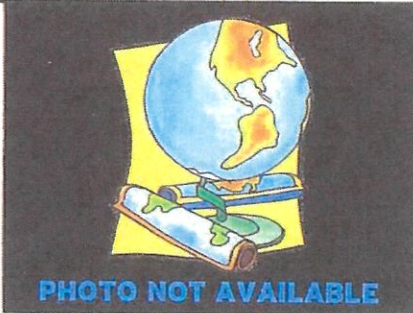
Election Information

PRECINCT NAME: CHERRYVILLE II
POLLING PLACE: SECOND BAPTIST
 CHURCH FELLOWSHIP HALL
POLLING ADDRESS: 201 HOUSER ST
WARD #:
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: NO
ETJ: CHERRYVILLE
POLICE DISTRICT: GASTON COUNTY
FIRE DISTRICT: WACO
FLOOD:
LOCAL WATERSHED: MUDDY CREEK
CENSUS TRACT: 306.02

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Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 305089
 PIN #: 2680110119
 CURRENT OWNERS: STROUP ACRES LLC
 MAILING ADDRESS: 8501 WELLSLEY WAY ,
 RALEIGH, NC 27613-0000
 NBHD #: 1A055
 NBHD NAME: DELVIEW RURAL 1A
 TOWNSHIP: CHERRYVILLE TOWNSHIP
 LEGAL DESC: . 12 051 002 00 000

Tax Information

DEED BOOK: PAGE:
 DEED RECORDING DATE:
 SALES AMOUNT: \$0
 PLAT BOOK: PAGE:
 STRUCTURE TYPE:
 YEAR BUILT: 0
 SQUARE FOOTAGE: 0
 BASEMENT: NO
 BED: 0 BATH: 0 HALF-BATH:
 MULTI-STRUCTURES: NO
 ACREAGE: 33.72
 TAX DISTRICT: WACO FD
 VOLUNTARY AG DISTRICT: NO
 PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$113,310
 MARKET IMPR. VALUE: \$0
 MARKET VALUE: \$113,310
 FARM DISCOUNT: YES
 EXEMPTION: NO
 TAXABLE VALUE: \$16,860

Election Information

PRECINCT NAME: CHERRYVILLE II
 POLLING PLACE: SECOND BAPTIST
 CHURCH FELLOWSHIP HALL
 POLLING ADDRESS: 201 HOUSER ST
 WARD #:
 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: NO
 ETJ: CHERRYVILLE
 POLICE DISTRICT: GASTON COUNTY
 FIRE DISTRICT: WACO
 FLOOD: AE
 LOCAL WATERSHED: MUDDY CREEK
 CENSUS TRACT: 306.02

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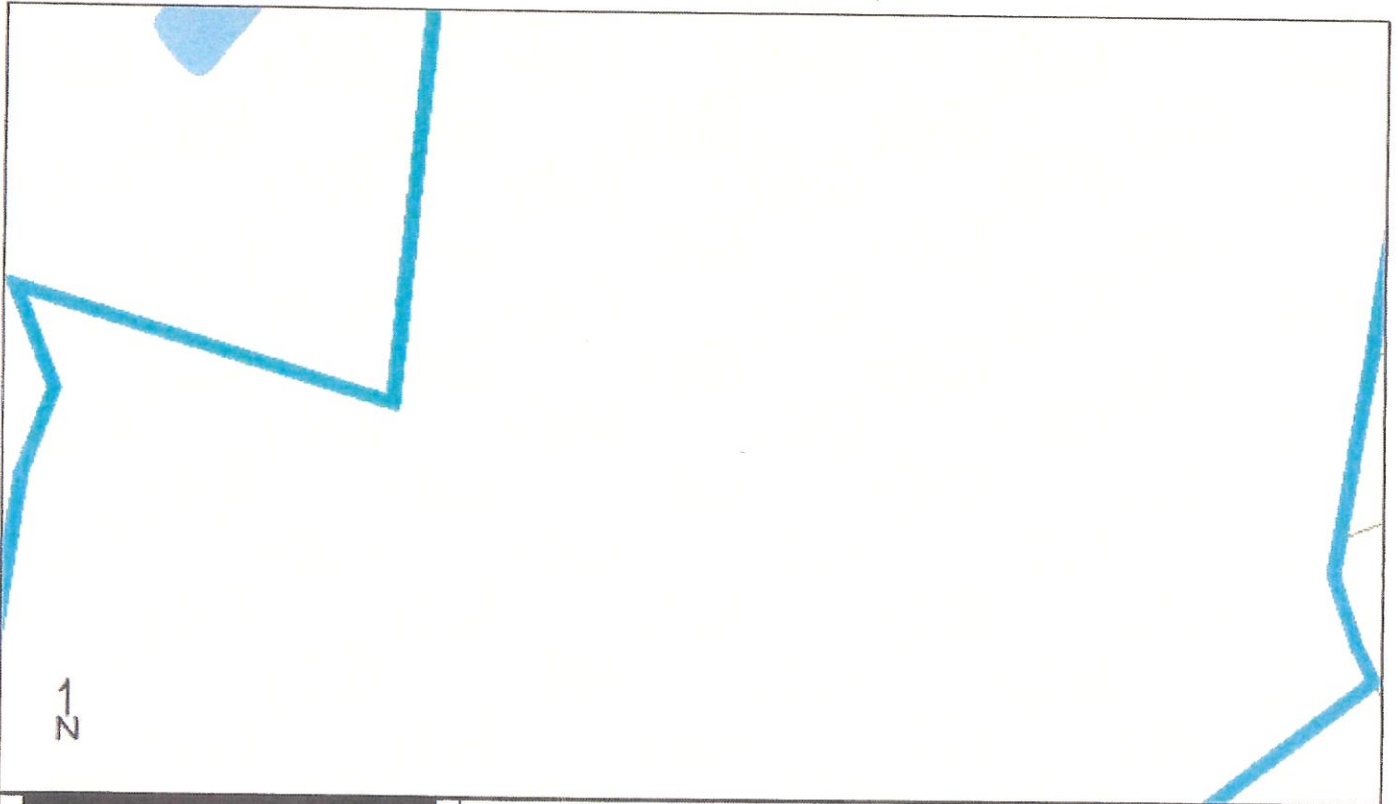


PHOTO NOT AVAILABLE

Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 160116
PIN #: 2680312803
CURRENT OWNERS: STROUP ACRES LLC
MAILING ADDRESS: 8501 WELLSLEY WAY ,
 RALEIGH, NC 27613-0000
NBHD #: 1A055
NBHD NAME: DELVIEW RURAL 1A
TOWNSHIP: CHERRYVILLE TOWNSHIP
LEGAL DESC: . 12 048 039 00 000

Tax Information

DEED BOOK: 4369 **PAGE:** 0194
DEED RECORDING DATE: 11/27/2007
SALES AMOUNT: \$0
PLAT BOOK: PAGE:
STRUCTURE TYPE:
YEAR BUILT: 0
SQUARE FOOTAGE: 0
BASEMENT: NO
BED: 0 **BATH:** 0 **HALF-BATH:**
MULTI-STRUCTURES: NO
ACREAGE: 98.95
TAX DISTRICT: WACO FD
VOLUNTARY AG DISTRICT: NO
PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$211,800
MARKET IMPR. VALUE: \$0
MARKET VALUE: \$211,800
FARM DISCOUNT: YES
EXEMPTION: NO
TAXABLE VALUE: \$49,480

Election Information

PRECINCT NAME: CHERRYVILLE II
POLLING PLACE: SECOND BAPTIST
 CHURCH FELLOWSHIP HALL
POLLING ADDRESS: 201 HOUSER ST
WARD #: 3
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: NO
ETJ: CHERRYVILLE
POLICE DISTRICT: GASTON COUNTY
FIRE DISTRICT: WACO
FLOOD:
LOCAL WATERSHED: MUDDY CREEK
CENSUS TRACT: 306.02

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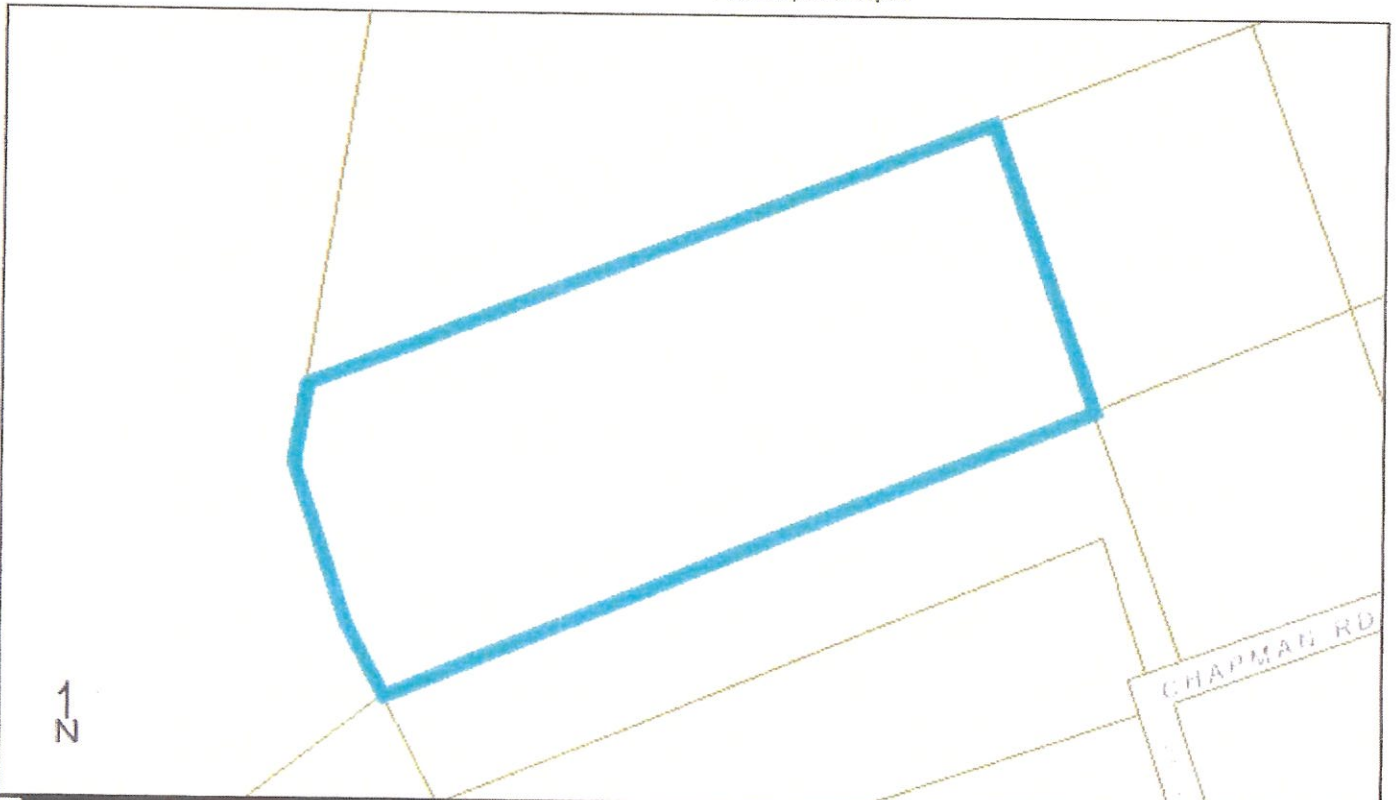


PHOTO NOT AVAILABLE

Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 160117
PIN #: 2680416613
CURRENT OWNERS: STROUP ACRES LLC
MAILING ADDRESS: 8501 WELLSLEY WAY ,
 RALEIGH, NC 27613-0000
NBHD #: 1A055
NBHD NAME: DELVIEW RURAL 1A
TOWNSHIP: CHERRYVILLE TOWNSHIP
LEGAL DESC: . 12 048 040 00 000

Tax Information

DEED BOOK: 4369 **PAGE:** 0194
DEED RECORDING DATE: 11/27/2007
SALES AMOUNT: \$0
PLAT BOOK: **PAGE:**
STRUCTURE TYPE:
YEAR BUILT: 0
SQUARE FOOTAGE: 0
BASEMENT: NO
BED: 0 **BATH:** 0 **HALF-BATH:**
MULTI-STRUCTURES: NO
ACREAGE: 3.68
TAX DISTRICT: WACO FD
VOLUNTARY AG DISTRICT: NO
PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$13,420
MARKET IMPR. VALUE: \$0
MARKET VALUE: \$13,420
FARM DISCOUNT: YES
EXEMPTION: NO
TAXABLE VALUE: \$1,840

Election Information

PRECINCT NAME: CHERRYVILLE II
POLLING PLACE: SECOND BAPTIST
 CHURCH FELLOWSHIP HALL
POLLING ADDRESS: 201 HOUSER ST
WARD #:
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: NO
ETJ: CHERRYVILLE
POLICE DISTRICT: GASTON COUNTY
FIRE DISTRICT: WACO
FLOOD:
LOCAL WATERSHED: MUDDY CREEK
CENSUS TRACT: 306.02

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PHOTO NOT AVAILABLE

Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 160120
 PIN #: 2680412135
 CURRENT OWNERS: STROUP ACRES LLC
 MAILING ADDRESS: 8501 WELLSLEY WAY ,
 RALEIGH, NC 27613-0000
 NBHD #: 1A055
 NBHD NAME: DELVIEW RURAL 1A
 TOWNSHIP: CHERRYVILLE TOWNSHIP
 LEGAL DESC: . 12 048 041 00 000

Tax Information

DEED BOOK: 4369 PAGE: 0194
 DEED RECORDING DATE: 11/27/2007
 SALES AMOUNT: \$0
 PLAT BOOK: PAGE:
 STRUCTURE TYPE:
 YEAR BUILT: 0
 SQUARE FOOTAGE: 0
 BASEMENT: NO
 BED: 0 BATH: 0 HALF-BATH:
 MULTI-STRUCTURES: NO
 ACREAGE: 2.36
 TAX DISTRICT: WACO FD
 VOLUNTARY AG DISTRICT: NO
 PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$8,690
 MARKET IMPR. VALUE: \$0
 MARKET VALUE: \$8,690
 FARM DISCOUNT: NO
 EXEMPTION: NO
 TAXABLE VALUE: \$8,690

Election Information

PRECINCT NAME: CHERRYVILLE II
 POLLING PLACE: SECOND BAPTIST
 CHURCH FELLOWSHIP HALL
 POLLING ADDRESS: 201 HOUSER ST
 WARD #:
 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: NO
 ETJ: CHERRYVILLE
 POLICE DISTRICT: GASTON COUNTY
 FIRE DISTRICT: WACO
 FLOOD:
 LOCAL WATERSHED: MUDDY CREEK
 CENSUS TRACT: 306.02

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CHERRYVILLE POLICE

Memo

To: CHIEF CAM JENKS
From: V. BURLESON
cc:
Date: 11/04/2021
Re: SURPLUS INVENTORY (VEHICLES)

LISTED BELOW IS THE CURRENT INVENTORY THAT IS AVAILABLE TO BE SURPLUS: THESE VEHICLES HAVE REACHED THERE MECHANICAL LIMITS AND ARE NO LONGER FEASIBLE TO MAINTAIN OR SAFE TO BE USED AS A POLICE UNIT.

- (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 OF TIME. 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.