



**CITY COUNCIL WORK SESSION MEETING  
TUESDAY OCTOBER 27, 2025 @5:30 PM  
CHERRYVILLE COMMUNITY BUILDING  
W.J. ALLRAN JR. COUNCIL CHAMBERS  
106 S. JACOB STREET CHERRYVILLE, NC 28021**

### **I. Call to Order**

The Honorable Mayor H.L. Beam called the meeting to order. Councilmembers Gary Freeman, Jon Abernethy and Janice Hovis were present. City Manager Brian Dalton, City Clerk Mary Beth Tackett, Police Chief Brandon Hunsucker, and Assistant Fire Chief Colby Heffner were also present. Lincoln Times News and Wise News was present for media coverage.

### **II. Agenda Approval**

Councilmember Abernethy made a motion to approve the agenda as written

Councilmember Freeman seconded the motion and the vote was unanimous.

### **III. Consideration of Public Hearing Ref: Special Use Permit Proposed Terrace Estates on Gaston County PID # 158768, Planning and Zoning Director Richard Elam**

The City Manager presented information regarding a proposed special use permit by Terrace Estates on Gaston County Parcel ID 158768, located on Black Rock School Road. This development includes 64 homes and will remain zoned R-12. A new 8-inch water line will be installed at the developer's expense, improving overall water pressure in the area. The planning board unanimously approved the proposal, and a public hearing will be set at the November meeting for the December Council meeting.

Discussion followed regarding the history of annexation, zoning, and open space buffers.

**IV. Consideration for Public Hearing Ref: Text Amendment to Section 10.1.9  
Relating to Off-Street Parking Requirements Planning & Zoning Director Richard  
Elam**

The City Manager discussed a proposed text amendment to modify off-street parking requirements for residential developments. The amendment aligns with Shelby's parking standards to better accommodate projects such as the redevelopment of the Old Dora Mill on Highway 274. The amendment would reduce required parking spaces for 107 planned apartments from 230 to 171. A public hearing will be set in November for the December Council meeting.

**VI. Other Business**

Councilmember Freeman reported issues with street lighting near the elementary school and nearby parking lots. City staff confirmed that repairs would be addressed promptly.

**VI. Adjournment**

Motion to adjourn made by Councilmember Abernethy, seconded by Councilmember Freeman. Meeting adjourned at 5:50PM.



H.L. Beam, Mayor



Mary Beth Tackett, City Clerk

(SEAL)