



## CITY OF CHERRYVILLE

116 S. MOUNTAIN STREET

CHERRYVILLE, NC 28021

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**REGULAR CITY COUNCIL MEETING  
MONDAY APRIL 14, 2025 @6:00 PM  
CHERRYVILLE COMMUNITY BUILDING  
W.J. ALLRAN JR. COUNCIL CHAMBERS  
106 S. JACOB STREET CHERRYVILLE, NC 28021**

- I. CALL TO ORDER: HONORABLE MAYOR H.L. BEAM
- II. INVOCATION: MATT THOMAS, SECOND BAPTIST CHURCH
- III. PLEDGE OF ALLEGIANCE
- IV. AGENDA APPROVAL **VOTE**
- V. APPROVAL OF MINUTES (See Agenda Materials)
  - A. CITY COUNCIL REGULAR MEETING MARCH 10, 2025 pg.(s) 1-3 **VOTE**
  - B. CITY COUNCIL REGULAR WORK SESSION MARCH 25, 2025 pg.(s) 4-6 **VOTE**
- 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 3 MINUTES PER PERSON. ***(PLEASE SIGN UP WITH THE CITY CLERK AT THE MEETING BEFORE THE MEETING BEGINS. IF YOU WISH TO SPEAK ON A MATTER WHERE A PUBLIC HEARING IS BEING HELD, YOU WILL HAVE THE OPPORTUNITY TO DO SO UNDER THAT AGENDA ITEM, AND WILL NOT NEED TO SIGN UP)***

- VIII. CONSIDERATION TO SET A PUBLIC HEARING DATE OF MAY 12, 2025 FOR A REZONING REQUEST FOR PID# 305524: PLANNING & ZONING DIRECTOR RICHARD ELAM (See Agenda Materials) pg.(s) 7-10 **VOTE**
- IX. CONSIDERATION TO SET A PUBLIC HEARING DATE OF MAY 12, 2025 FOR A VOLUNTARY ANNEXATION OF PID# 305524: PLANNING & ZONING DIRECTOR RICHARD ELAM (See Agenda Materials) pg.(s) 7-10 **VOTE**
- X. WORLD ATLAS RECOGNITION: CHERRYVILLE LISTED AS ONE OF THE 9 BEST PLACES TO LIVE IN NORTH CAROLINA: CITY MANAGER BRIAN DALTON (See Agenda Materials) pg.(s) 11-13
- XI. OATH OF OFFICE FOR CITY CLERK MARY BETH TACKETT: MAYOR H.L. BEAM (See Agenda Materials) pg.(s) 14
- XII. OTHER BUSINESS
- XIII. ADJOURNMENT **VOTE**

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



**REGULAR CITY COUNCIL MEETING  
MONDAY MARCH 10, 2025 @6:00 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 meeting to order. Councilmembers Gary Freeman, Jill Puett, Jon Abernethy, and Janice Hovis were present. City Manager Brian Dalton, City Clerk Paige H. Green, City Attorney Yansea Taylor, Police Chief Brandon Hunsucker, Asst. Fire Chief Colby Heffner, Public Works Director Chris J. King, and Finance Director Dixie Wall were also present. Lincoln Times News and Wise News was present for media coverage.

**INVOCATION: PASTOR BOBBY HOLTSCLAW, CHERRYVILLE CHRISTIAN FELLOWSHIP CHURCH:**

Pastor Bobby Holtsclaw gave the invocation.

**PLEDGE OF ALLEGIANCE:**

Everyone stood and recited the Pledge of Allegiance.

**AGENDA APPROVAL:**

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

**APPROVAL OF MINUTES:**

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

- A. CITY COUNCIL REGULAR MEETING FEBRUARY 3, 2025
- B. CITY COUNCIL REGULAR WORK SESSION FEBRUARY 25, 2025

Councilmember Freeman seconded the motion and the vote was unanimous.

**MAYOR'S COMMENTS:**

Several weeks ago, we had five trees removed from the parking lot of the Dixie Youth Softball asphalt area. This made the area a lot neater and more fan friendly and will have the area ready for opening day.

Tru-Homes have now received some of their permits to begin their development on Highway 150 better known as the Howell Stroupe property. They must now submit a final plan to our Zoning Director Richard Elam and get staff to approve before getting permits from the County to begin construction.

Improvements to upgrade the museum continues from the board and volunteers. However, some anonymous individual has contacted the county trying to get the work halted by stating the proper permits have not been completed. The board is working on getting this issue resolved. The city continues to support the board in its efforts.

The renovations at Ranbar park are nearing completion. Two pickle ball courts have been installed as well as upgrades to the basketball court. Hopes are that the courts will be used a great deal since warmer weather is coming.

Basketball season has wrapped up at the Larry & Carolyn Summer recreation facility. Over 200 kids participated in this year's program. Thanks go out to Recreation Director Lance Hudson for a very successful program. We continue to urge our citizens to use the new gym as an exercise program that will be beneficial for them.

Last week, Council Member Jill Puett and I attended a breakfast at Home Folks Café with members of the National American Legion Baseball committee. Discussions were about the possibility of our city being a big part in the future of American Legion Baseball in our area.

**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 3 MINUTES PER PERSON. (PLEASE SIGN UP WITH THE CITY CLERK AT THE MEETING BEFORE THE MEETING BEGINS. IF YOU WISH TO SPEAK ON A MATTER WHERE A PUBLIC HEARING IS BEING HELD, YOU WILL HAVE THE OPPORTUNITY TO DO SO UNDER THAT AGENDA ITEM, AND WILL NOT NEED TO SIGN UP):**

Lynn Ward of 137 Mozelle Rd. Cherryville, approached the podium to express concerns/complaints regarding the cemetery.

**SPECIAL RECOGNITION OF CITY EMPLOYEE'S YEARS OF SERVICE, MAYOR H.L. BEAM:**

Mayor Beam recognized Bryan Williams for ten years of service. Bryan is the Water Plant Superintendent. Below is a copy of the certificate.





**CONSIDERATION OF VIDEO RECORDINGS AT CITY COUNCIL MEETINGS, CITY MANAGER BRIAN DALTON:**

After some discussion, Councilmember Hovis made a motion to no longer video live stream the city council meetings. Councilmember Puett seconded the motion and the vote was unanimous.

**OTHER BUSINESS:**

Councilmember Freeman asked about mulch for Rotary Park. Mr. Dalton shared that it should come this week.

Councilmember Hovis asked if the speed limit had been reduced on Lincolnton Hwy., from 55 mph to 45 mph. Mr. Dalton shared that it had but, it may not slow down the ones that still choose to speed. Mr. Dalton shared that the city may want to look into a round-about in front of Ferguson Hardware, Dollar Tree, and Walmart.

**ADJOURNMENT:**

Councilmember Abernethy made a motion to adjourn the meeting. Councilmember Puett seconded the motion and the vote was unanimous. The meeting adjourned at 6:32 pm.

Adopted this 14 day of April 2025.

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H.L. Beam, Mayor

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Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)



**REGULAR CITY COUNCIL WORK SESSION MEETING  
TUESDAY MARCH 25, 2025 @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 meeting to order. Councilmembers Gary Freeman, Jon Abernethy, Jill Puett, and Janice Hovis were present. City Manager Brian Dalton, City Clerk Paige H. Green, Police Chief Brandon Hunsucker, Asst. Fire Chief Colby Heffner, Planning & Zoning Director Richard Elam, and Finance Director Dixie Wall were also present. City Attorney Yansea Taylor was absent. Lincoln Times News, and Wise News Network were present for media coverage.

**ITEMS FOR DISCUSSION OR CONSIDERATION:**

**AGENDA APPROVAL:**

City Clerk Paige Green asked for an amendment to the work session agenda. She asked that other business and adjournment be added as the last two items.

Councilmember Abernethy made a motion to amend the agenda and add other business and adjournment to the agenda. Councilmember Puett seconded the motion and the vote was unanimous.

**CONSIDERATION TO AMEND THE CEMETERY POLICY, CITY MANAGER BRIAN DALTON:**

City Manager Dalton shared that the cemetery committee met last week to discuss the recent clean off at the cemetery. The currently cemetery policy reads as follows:

***12-16-** The City's authorized representative shall remove all fresh flowers, permanent arrangements and decorations whenever, in his, her or their opinion, it may be necessary or proper to do so. Under the present policy, fresh flowers will be removed in one week. All permanent arrangements will be allowed to remain on graves for six weeks, unless they deteriorate prior to this period.*

Mr. Dalton asked council to consider changing the policy to read as follows:

***12-16-** The City will remove flowers two (2) weeks prior to Thanksgiving and (6) weeks prior to Easter. On these days per year, any and all flowers will be removed to completely clean the cemetery.*

*The city asks that you remove any flowers prior to these days that you wish to keep. The flowers can then be placed back in the proper vase after clean off. Fresh flowers that are typically placed on the ground after a burial will be removed two (2) weeks after the burial.*

Councilmember Hovis shared that the cemetery has never had a complete clean off and communication to the citizens will be critical. After some discussion, Councilmember Freeman made a motion to approve the recommended amendment to the cemetery policy, from the cemetery committee. Councilmember Abernethy seconded the motion and the vote was unanimous.

**CONSIDERATION OF RE-APPOINTMENT TO THE PLANNING AND ZONING BOARD AND BOARD OF ADJUSTMENTS, PLANNING & ZONING DIRECTOR ELAM:**

Mr. Elam approached the podium to ask for consideration to re-appoint Ed Yount, Frank Morehead, and Reid Huss to the planning board and the board of adjustments.

Councilmember Puett made a motion to re-appoint Ed Yount, Frank Morehead, and Reid Huss to the planning board and board of adjustments. Councilmember Freeman seconded the motion and the vote was unanimous.

**OTHER BUSINESS:**

Councilmember Puett asked if the post under the new Edwards Park sign could be painted, and she also shared that the swings are gone and the kids have nothing to play on. Mr. Dalton responded that he would get the post painted and check on the swings.

Councilmember Puett shared that Home Folks had pointed out an issue in the back alley. When their deliveries come in the truck parks in the designated parking area, and the water meters are close to that area. The pavement is caving in and the water meters are tilted some. Mr. Dalton responded that staff would go look at the area.

Mr. Dalton shared that some small renovations will be taking place at the community building, and the rescue squad building. At the community building, the over-hang/gable of the building will be painted, the shutters and the awnings will be removed, the handrails will be painted, four trees out front will be removed, the building will be pressure washed, and landscaping lights will be installed. At the rescue squad building, the awnings will be removed, building pressure washed, windows will be repainted, and the trim will be brown.

Mr. Dalton shared a copy of the draft proposed budget for review.

**ADJOURNMENT:**

Councilmember Puett made a motion to adjourn the work session meeting. Councilmember Freeman seconded the motion and the vote was unanimous. The meeting adjourned at 5:54 pm.

Adopted this 14 day of April 2025.

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H.L. Beam, Mayor

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Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)

UNAPPROVED



CONSIDERATION TO SET A PUBLIC HEARING DATE OF May 12, 2025 FOR A REZONING REQUEST FOR PID# 305524. Planning/Zoning Director Richard Elam (See Agenda Materials) pg(s).

CONSIDERATION TO SET A PUBLIC HEARING DATE OF May 12, 2025 FOR A VOLUNTARY ANNEXATION OF PID# 305524. Planning/Zoning Director Richard Elam (See Agenda Materials) pg(s).

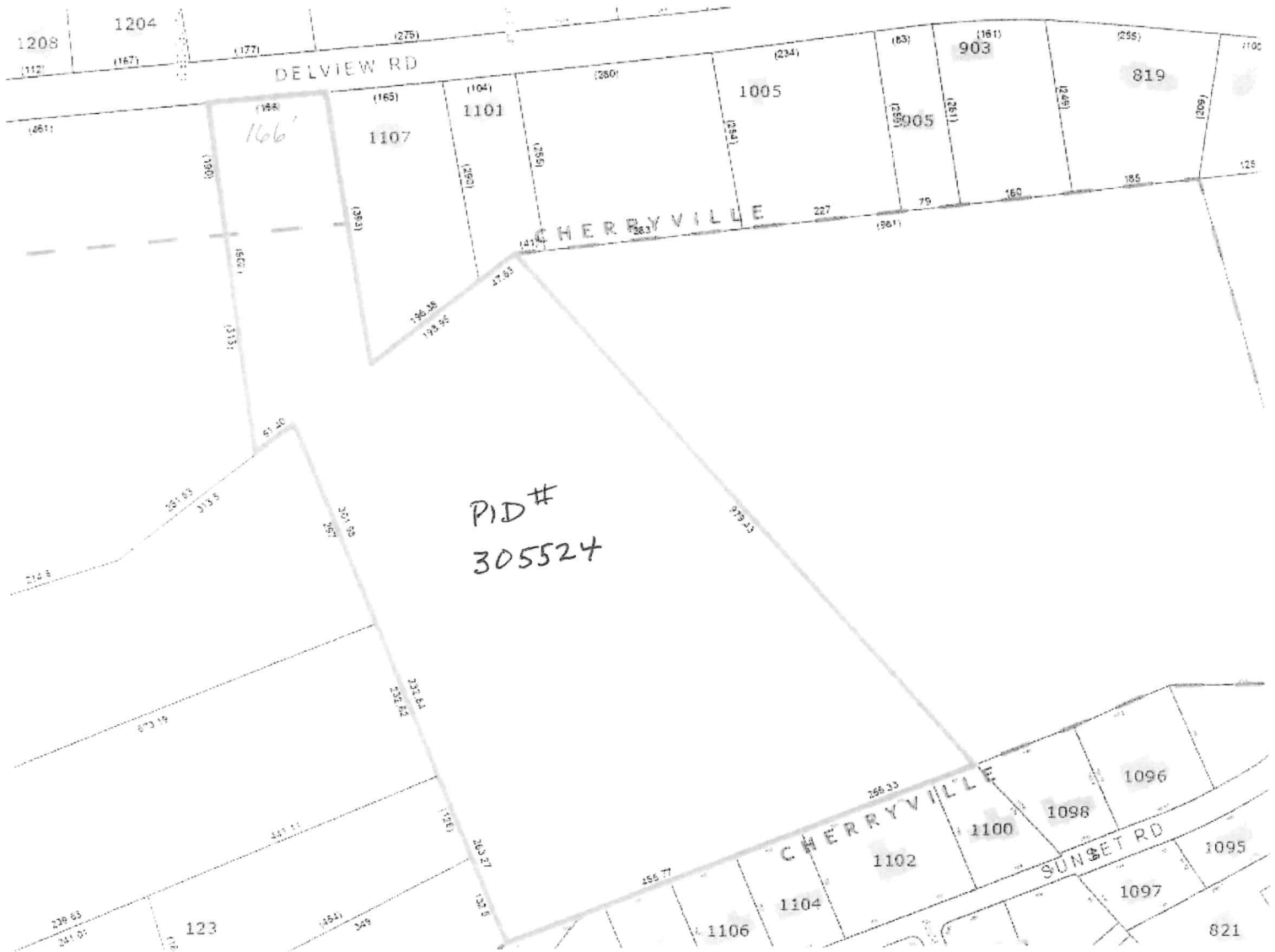
# CURRENT ZONING



Shaded area shows current  
City Limits



Parcel dimensions







## 9 Best Places To Live In North Carolina In 2025

There are numerous reasons why people want to put down roots in [North Carolina](#). It has a mild climate around the year, beautiful beach scenery, and moderate tax policies, making it a suitable option for young professionals and retirees alike. For anyone planning to move, settling in bustling urban hubs like Raleigh and [Charlotte](#) might seem like a no-brainer. However, the smaller towns are a better option if you want a slow-paced lifestyle, a manageable cost of living, and easy access to outdoor opportunities.

Newcomers can expect a friendly reception from locals, while a strong sense of community allows them to adapt to their new environment seamlessly. Whether seeking a fresh start with family or settling into your sunset years, here are the best places to live in North Carolina in 2025.

### MORE IN NORTH CAROLINA

Explore 8 North Carolina towns that rival Europe's best. [↗](#)

## Windsor



Dallas' proximity to Charlotte allows townsfolk to access crucial social and health amenities at their convenience while providing a more peaceful scene to raise their families. Its pleasant rural feel is punctuated by idyllic nature spaces like the over 100-acre Dallas Park. The site harbors picnic shelters, sports fields, walking trails, and a fishing pond, making it a popular recreation hub. Newcomers can get acquainted with their new home and its heritage at the Gaston County Museum. It stores informative displays chronicling the town's evolution since its founding.

Meanwhile, CaroMont Urgent Care guarantees prompt primary medical care services to the Dallas municipality, saving them the commute to the big city. Also, the region's median home cost is conveniently cheaper than the national average at \$315,000.

## Cherryville



*Downtown Cherryville, North Carolina.*

This small town of Gaston County is steeped in German heritage and enjoys a robust sense of community that allows for peaceful co-existence. Cherryville hosts a string of festivals throughout the year, helping to maintain strong bonds among residents. This includes the Cherryville Cherry Blossom Festival, an enduring tradition celebrated with good food, live music, and fun rides. The Cherryville Historical Society expertly preserves and interprets the area's



past, inviting newbies to learn about its curious German identity and other cultural aspects.

Elsewhere, those who need an outdoor escape can join peers at the Cherryville Golf and Country Club for some quality time. With a median home price of \$299,000, Cherryville is one of the most affordable places to live in North Carolina in 2025.

## Princeton



*Downtown drugstore in Princeton, North Carolina. Image credit Wileydoc via Shutterstock*

Princeton sits less than an hour from [Raleigh](#) and is known for hosting a hospitable community that makes strangers feel right at home. This means it takes a short time for incoming residents to settle in and make acquaintances, especially during social events like the Princeton Community Day. Townspeople like to gather on the lush grounds of Ray M. Floors Community Park to make the most of their recreational needs. The quaint space provides amenities like picnic spots, playground equipment, and a toddler play area, accommodating the whole family.

Princeton has a lower cost of living than the national average, evidenced by the manageable median real estate price of \$322,900. The local economy runs on the back of public administration, manufacturing, and construction industries.

## Rockwell



OFFICE OF MAYOR

# City of Cherryville

116 South Mountain Street  
NORTH CAROLINA 28021

Phone: (704) 435-1714  
FAX: (704) 435-9933

## Oath of Office

### City Clerk

STATE OF NORTH CAROLINA

COUNTY OF GASTON

CITY OF CHERRYVILLE

I, Mary Elizabeth Tackett, do solemnly and sincerely swear that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as the City Clerk for the City of Cherryville, so help me God.

This, the 14th day of April 2025.

SEAL

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Mary Elizabeth Tackett

ATTEST:

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H.L. Beam

Mayor