



**REGULAR CITY COUNCIL MEETING  
MONDAY FEBRUARY 3, 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, Planning & Zoning Director Richard Elam, 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: JOHN ROGHELIA, FIRST BAPTIST CHURCH:**

Pastor John Roghelia 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 Freeman seconded the motion and the vote was unanimous.

**APPROVAL OF MINUTES:**

Councilmember Puett made a motion to approved both sets of minutes as written:

- A. CITY COUNCIL REGULAR MEETING JANUARY 13, 2025
- B. CITY COUNCIL REGULAR WORK SESSION JANUARY 28, 2025

Councilmember Hovis seconded the motion and the vote was unanimous.

**MAYOR'S COMMENTS:**

The Historical Museum staff and volunteers have been quite busy these past weeks working to develop the museum into a better presentation for our city. They have anticipated closing the museum until work has been completed and the exhibits have been newly organized. The City Council is supporting their efforts as well as the new volunteers. This enhancement will be very beneficial for the future of the city and museum.

This past month, the Chamber of Commerce hosted two ribbon cuttings. The first was the Larry and Carolyn Summer Recreation Complex housing the new city gym. This ribbon cutting was an enormous success with numerous guests including many county and city dignitaries. The basketball league program has begun with over two hundred kids participating. Some of our senior citizens are using the gym for walking in the morning hours and we welcome more users for the future.

Meritage has completed or have in construction around fifteen homes in the development of Calico Creek. These homes are being advertised for sale on various media outlets and computer real estate sites. Meritage management has stated that many more homes will be built as they begin to sell.

Work continues on the city's Ballard Lift Station. The city is funding estimates of approximately \$240,000 for renovation of this pump station. This project is being paid through the recent 1.6 million grant package.

Finally, on behalf of the entire City Council and your mayor, I want to wish all our citizens a very happy Valentine's Day celebration. This concludes the Mayor's Comments.

**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):**

No citizens spoke at the meeting.

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

Mayor Beam recognized the following employees for their years of service to the city. Below is a copy of the certificates that were presented:



**CONSIDERATION OF PUBLIC HEARING RE: SPECIAL USE PERMIT FOR 111 E. FIRST STREET,  
PLANNING & ZONING DIRECTOR RICHARD ELAM:**

Councilmember Freeman made a motion to enter into a public hearing. Councilmember Abernethy seconded the motion and the vote was unanimous.

Planning & Zoning Director Richard Elam approached the podium and shared the following: Cherryville Main Street LLC, filed an application for a Special Use Permit (SUP) for 111 E. First Street. They also paid the \$400.00 fee required.

The Planning Board met on January 21, 2025 and voted unanimously to recommend to City Council approval, for a (SUP) to be issued for the address of 111 E. First Street. The SUP would be for the use of a pet store and dog grooming business.

A public hearing date was set by council at the January 13, meeting. The date set for the hearing was Monday February 3, 2025.

The proper paperwork was posted and mailed to the adjacent property owners. Mr. Elam has not received any calls from anyone objecting to this SUP.

Mayor Beam asked if any citizens would like to speak regarding the public hearing. No citizens spoke.

After some discussion, Councilmember Puett made a motion to exit the public hearing. Councilmember Hovis seconded the motion and the vote was unanimous.

Mayor Beam asked council to consider the Findings of Facts:



## **SPECIAL USE PERMIT**

### **Findings of Fact**

PROPERTY LOCATION: PID # 129649 Located 111-A E. First St, Cherryville NC 28021

USE: Pet Store (Pet Grooming)

#### **FINDINGS OF FACT**

1. The use will not materially endanger the public health  
Or safety if located where proposed and developed  
according to plan, and

**YES      NO**

  X



2. The use meets all required conditions and specifications, and   X
3. The use will not substantially injure the value of adjoining  
Or abutting property unless the use is a public necessity, and   X
4. The location and character of the use, if developed according  
to the plan as submitted and approved, will be in harmony  
with the area in which it is to be located and will be in general  
conformity with the Cherryville Land Development Plan.   X

After having held a Public Hearing on **February 3<sup>rd</sup>, 2025**, and in light of the **Finding of Fact**  
listed herein, the following action was taken by Cherryville City Council:

H.L. Beam  
H.L. Beam, Mayor

Paige H. Green  
Paige H. Green, CMC, NCCMC, City Clerk



Councilmember Freeman made a motion to approve the Special Use Permit for 111 E. First Street. Councilmember Abernethy seconded the motion and the vote was unanimous.

**OTHER BUSINESS:**


Councilmember Hovis shared that the 2025 Queen Classic volleyball tournament held in Charlotte over the weekend. A 13-year-old team from the Gaston Galaxy Volleyball Club entered the tournament that consisted of 41 teams. Two Cherryville girls were on the 13-year-old team along with the coach Leigh Kiser that is also from Cherryville. Anna Kate Thomas and Mary Ellis Upchurch played on that team, and they won the tournament out of 41 teams.


Mr. Dalton shared that he and Dixie Wall met with FEMA last week and he feels like the city is in the process of getting back \$41,000 where Highpoint assisted us in getting the power restored. Mr. Dalton shared that it could be any day. He shared that Dixie has compiled numbers as far as debris and overtime that were spent. The city could get back over \$100,000 for Hurricane Helene. Mr. Dalton plans on spending the funds on painting the rescue squad building and remodeling the community building.

**ADJOURNMENT:**

Councilmember Abernethy made a motion to adjourn the meeting. Councilmember Puett seconded the motion and the vote was unanimous. The meeting adjourned at 6:20 pm.

Adopted this 10 day of March 2025.

  
Paige H. Green, CMC, NCCMC, City Clerk

  
H.L. Beam, Mayor

