



**REGULAR WORK SESSION MEETING  
TUESDAY MARCH 29, 2016 @ 6:00 PM  
CHERRYVILLE FIRE DEPARTMENT  
411 E. CHURCH ST. CHERRYVILLE, N.C. 28021**

**ITEMS FOR DISCUSSION OR ACTION**

The Honorable Mayor H.L. Beam called the meeting to order at 6:03 pm. Councilmember's Malcolm Parker, Jill Puett, David Kiser and Brian Dalton were present. City Manager Ben Blackburn, City Clerk Paige Green, Fire Chief Jeff Cash, and Police Captain Cam Jenks were also present. No media was present.

**PRESENTATION FROM GARDEN CLUB, MS. BECKY GATES:**

Ms. Becky Gates of the Cherryville Garden Club shared a drawing of the Historical Park with new plants. Ms. Gates shared that she had received the drawing from Alisa Eaker of Eaker Nursery. Ms. Eaker is willing to plant new plants, mulch and install a drip irrigation system for \$2,000. Ms. Gates shared that the garden club would be able to help with several hundred dollars. Ms. Gates also shared a contract from Ms. Eaker for continued up keep of the park. After some discussion, Mayor Beam and the Councilmembers thanked Ms. Gates for attending and for the work that she and the other members of the garden club put in to the park.

Mayor Beam and Councilmembers directed staff to move forward with this project.

**CONSIDERATION OF ZONING TEXT AMENDMENT RE: FENCES IN B-1 DISTRICT, CITY MANAGER BEN BLACKBURN:**

City Manager Blackburn asked Mayor Beam and Councilmembers to consider amending the text to a zoning ordinance. Below is the ordinance and the recommended amended changes are in red.

**CURRENT CITY OF CHERRYVILLE ZONING ORDINANCE(S) DEALING WITH FENCES IN THE BUSINESS/GMC DISTRICTS:**

**.Section 5.4 Fences or Walls Permitted**

Except as otherwise noted, fences or walls are permitted in the various districts subject to the following regulations:

**5.4.1 In Residential (R) Districts:**

- a. When fences or walls are installed in a required setback area (required front, side, or rear yard), the maximum height shall be six (6) feet, except when such fence or wall is installed pursuant to Section 5.2 of this Ordinance it shall not exceed eight (8) feet in height.
- b. No above ground electrical or barbed wire fences shall be allowed except in the R-40 district.

**5.4.2 In B-1, B-2, B-3, and GMC Districts:**

- a. Maximum height shall be twelve (12) feet except that no maximum shall apply to jails and prisons where said wall or fence is installed behind any required setbacks.
- b. No electrical fences except electrical livestock fences shall be permitted

**PROPOSED TEXT ADMENDMENT TO THE CHERRYVILLE ZONING ORDINANCE(S) DEALING WITH FENCES IN THE B-1 DISTRICT: (CHANGES REQUESTED TO BE MADE ARE NOTED IN RED)**

**5.4.2 In B-1, B-2, B-3, and GMC Districts:**

- a. Maximum height shall be twelve (12) feet except that no maximum shall apply to jails and prisons where said wall or fence is installed behind any required setbacks.
- b. No electrical fences except electrical livestock fences shall be permitted.
- c. No chain-link fence(s) of any kind shall be allowed in the front yard or lot Of any B-1 (Central Business) Zoning District properties, Except, Temporary chain-link fencing will be allowed under Emergency Circumstances to prevent death / serious injury from occurring when a building / structure has been damaged.

**\*\*ALL OTHER TEXT WILL REMAIN THE SAME\*\***

**Submitted / Requested by: Jeff Hawkins, Planning, Zoning, Code enforcement Administrator**

This will be an agenda item for the April 11 agenda for consideration.

**RECOGNITION OF ALEX BLACKBURN AND RYAN PENCE FOR COMPLETION OF NC FIREFIGHTER CERTIFICATION TRAINING, CHIEF JEFF CASH:**

Mayor Beam will recognize Alex Blackburn and Ryan Pence at the April 11, 2016 meeting for completing the North Carolina Firefighter Certification Training.

**RECOGNITION OF THE 2015 GASTON COUNTY FIREFIGHTER OF THE YEAR, CHIEF JEFF CASH:**

Mayor Beam will recognize Colby Heffner at the April 11, 2016 meeting for being the recipient of the Gaston County Firefighter of the Year award.

**CONSIDERATION TO SET PUBLIC HEARING DATE FOR MAY 9 RE: REZONING OF PROPERTY LOCATED AT 700 SELF STREET (PID #130118) FROM R-9 (SINGLE AND TWO FAMILY MEDIUM DENSITY RESIDENTIAL) TO B-3 (GENERAL BUSINESS) CITY MANAGER BEN BLACKBURN:**

City Manager Blackburn shared with Mayor Beam and the Councilmembers that a public hearing date needed to be set for May 9, 2016 for the rezoning of the property located at 700 Self Street. Mr. Robert Johnson, owner of the property, is requesting that the property be rezoned from R-9 (single and two family medium density residential) to B-3 (general business). This will be placed on the April 11 agenda for consideration.

**UPDATE ON UPSET BID PROCESS FOR THE WATER PLANT HOUSE, CITY MANAGER BEN BLACKBURN:**

City Clerk Paige Green received one bid on the water plant property from Ms. Hilda Bates. After discussion, Councilmembers agreed to run the advertisement for the property again. The advertisement will run in the Cherryville Eagle April 6 and 13. Once ten days passes with no upset bids, it will go back to the council, at which time council can accept the offer of the highest bidder or reject all offers.

**OTHER BUSINESS:**

Mayor Beam had information on generators and asked if it needed to be discussed at this time. City Manager Blackburn shared that staff will have a proposed ordinance for the council's consideration at the April work session. Currently we have three or four citizens using generators and it can be dangerous. Currently the City of Cherryville has no ordinance in place for generators.

City Manager Ben Blackburn shared that he had received a letter back from First United Methodist Church regarding land for cemetery use. The church does not have property at this time that they want to sale.

Councilmember Parker shared that First Baptist Church has paid their bill in full.

Mayor Beam asked about Bonny Alexander's restitution. City Manager Blackburn shared that according to her judgement, her restitution was due in to the clerk of courts office in Charlotte

on March 26. Mr. Blackburn will call first thing in the morning to make sure her restitution was received.

Mayor Beam asked about the cemetery ad that was published for cemetery clean off. Mayor Beam wanted to know if the cemetery committee had been informed of a change for consideration. Mayor Beam asked about a time being added to the advertisement for clean off. Mr. Blackburn shared that he has mentioned it to the cemetery chair Paige Green but did not feel like it needed to go before the committee. Mr. Blackburn shared that he did reread the ad in the paper for cemetery clean off, and he did not see how the ad could have been confusing, but it was to some people.

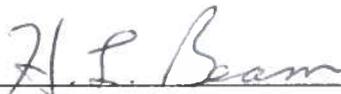
Councilmember Kiser asked about the cars on Dick Beam Rd. Councilmember Kiser wanted to know if they were a part of the Industrial Park. City Manager Blackburn shared that the cars belong to Dale McSwain and he is working with Mr. Jeff Hawkins on opening a body repair shop. This property is not part of the Industrial Park.

Mayor Beam shared that he and Councilmember Puett attended the last Metropolitan Planning Organization (MPO) meeting. At the MPO meeting, they were informed that after May 15, the bid process for the work on Dallas Cherryville Hwy. would begin. The project will cost over 13 million dollars and there will be new pavement from Cherryville to Dallas. Mayor Beam shared that this is a sure thing.

**ADJOURNMENT:**

Councilmember Kiser made a motion to adjourn the meeting. Councilmember Parker seconded the motion and the vote was unanimous. The meeting adjourned at 7:06 pm.

Adopted this 9th day of April 2016.



---

H.L. Beam, Mayor



---

Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)

