

**Minutes of the  
Mineral Springs Town Council  
Regular Meeting  
July 14, 2022 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road S, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, July 14, 2022.

**Present:** Mayor Frederick Becker III, Mayor Pro Tem Jerry Countryman, Councilwoman Valerie Coffey, Councilwoman Janet Critz, Councilwoman Lundeen Cureton, Councilwoman Bettylyn Krafft, and Councilman Jim Muller.

**Absent:** None.

**Staff Present:** Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin, and Deputy Town Clerk Janet Ridings.

**Visitors:** None.

**1. Opening**

With a quorum present at 7:31 p.m. on July 14, 2022, Mayor Becker called the Regular Town Council Meeting to order.

Councilman Countryman delivered the invocation.

Pledge of Allegiance.

**2. Public Comments**

There were no public comments.

**3. Consent Agenda – Action Item**

Councilman Countryman motioned to approve the consent agenda containing the June 9, 2022 Regular Meeting Minutes, the May 2022 Union County Tax Report, and the May 2022 Finance Report and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

**4. Consideration of Modifying the Interlocal Agreement with Union County for Tax Administration – Action Item**

Mayor Becker explained the county was reducing their rate from 1.5% to 1.25% on the collection fee and the agreement must be amended to reflect that.

Councilwoman Kraft motioned to approve the Interlocal Agreement amendment and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

**5. Consideration of a Resolution Requesting the Union County Board of Commissioners Deny a Rezoning Application for an RV-Trailer-Boat Parking Lot along Henry Nesbit Road – Action Item**

Mayor Becker explained the resolution speaks for itself. The council can see they are not claiming that the application has a negative effect on the town. It is more of a WUMA municipality, and their [Marvin] council wants support going to the Union County Commissioners saying, "please don't approve this commercial parking rezoning here." The council can choose to support the Village of Marvin, because it seems to fit what they want.

Mayor Becker further explained the property (from what he understood from the Marvin council members) had gone back and forth, and there had always been an effort to put commercial zoning on it. The property is located right off Waxhaw/Marvin Road near the Chimneys Subdivision on the left heading north. It is a residential area and Marvin did not want an RV/Trailer Parking Facility there. The property is in the county and is like a three-sided donut hole; Marvin is on two sides, the county is on one side, and South Carolina is on one side.

Councilwoman Coffey noted she had driven over there and could not see why they were against it, there were a number of people with boats, and they need somewhere to park them. Mineral Springs does not really have anywhere, there is a place in Waxhaw, but that is it. Councilwoman Coffey stated she did not have “a dog in this fight”, but she could not see it. Councilwoman Coffey explained she was for whatever the council wanted to do about it, but it was just a vacant piece of property with trees on it and a dilapidated older home way back in the woods. “People should be able to have a right to use their property within reason, as long as, it’s not destroying the neighborhood. I just couldn’t see why they are against it,” Councilwoman Coffey said.

Councilwoman Critz noted she was sort of with Councilwoman Coffey. One thing that should not be created in that area is more traffic like residents or some other type of property would, so if they kept a nice border there...

Mayor Becker mentioned that Marvin just does not want the county to approve the rezoning as submitted.

Councilwoman Critz added once it was rezoned, something else could go through.

Councilman Muller commented if he read the notes correctly, that property would only fit three homes as it is currently zoning, which would not create traffic.

Mayor Becker responded it would maybe be two and he thought that was Marvin’s position. Councilwoman Coffey is right, Mineral Springs does not have a “dog in the fight”, because it does not affect the town.

Mayor Becker gave an example of what it would be like putting it there. Waxhaw/Marvin Road is getting more and more highly traveled because of Waxhaw, but it might be like putting it at the corner of Waxhaw/Indian Trail Road and Pleasant Grove Road (on the vacant lot near Waxhaw Bible Church); it is a residential neighborhood.

Councilwoman Critz asked if there was a way they could do a conditional use requiring fencing.

Councilman Muller mentioned Marvin did not have any say in what goes there.

Councilwoman Critz said “right”, but as far as petitioning, they just want to say “no” and “not without conditions.”

Mayor Becker responded, say “no” and see if they went back with a conditional use, maybe. Mayor Becker noted he was only relaying the message the Marvin people brought up at the WUMA meeting where they said they adopted the resolution (a copy was in the agenda packet). The Marvin resolution was more focused on them and the Mineral Springs one was focused on what Marvin said. Mayor Becker agreed with Councilwomen Coffey and Critz in that it was not a horrible use, but it did not fit in with what Marvin had in their plan for that area where Marvin is on two sides.

Councilwoman Krafft commented that she felt the same way Councilwoman Coffey did and she did drive over there to look at it and thought it was a pretty cool idea for a use in that area, because so many of the places over there do not allow them to store their RV’s and boats; having to drive to get them is a pain.

Councilwoman Critz mentioned Mineral Springs does allow them in the side or back if there is enough land.

Mayor Becker stated the council was under no obligation to adopt the resolution.

Councilwoman Critz commented the only point she would say here is “we have stood with them on other issues, and they have stood with us, and if it’s important to them, and it’s sort of moot to us, I sort of feel like this is a good neighbor kind of moment”.

Mayor Becker responded that was what Marvin was asking from member municipalities.

Councilwoman Critz motioned to approve the resolution (R-2022-03), it’s important to them, as a good neighbor, to support what they feel, because we have things that are more important to us, because we know our community better, and they have things that are more important to them, because they know their community better. Councilwoman Critz had no problem with Mineral Springs standing by them as a good neighbor and supporting it. Councilman Muller seconded the motion. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

The resolution is as follows:

**TOWN OF MINERAL SPRINGS**

**RESOLUTION REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS  
OF UNION COUNTY DENY A REZONING APPLICATION FOR AN RV-TRAILER-BOAT PARKING LOT ALONG HENRY  
NESBIT ROAD (CZ-2021-04)**

**R-2022-03**

**WHEREAS**, the Town of Mineral Springs is a member of the Western Union Municipal Alliance (WUMA), an organization that seeks to study, investigate, collaborate on, advocate for, and promote regional issues affecting the municipalities in western Union County, including land-use planning, transportation concerns, economic development, and other issues that affect the quality of life of its members’ residents; and

**WHEREAS**, an important aspect of WUMA’s advocacy role is members supporting each other when member municipalities have concerns about upcoming rezoning applications in Union County that may adversely affect the interests of their residents; and

**WHEREAS**, a rezoning application for a 3.12-acre property identified as Tax Parcel ID #06-231-001A located at the intersection of Henry Nesbit Road and Waxhaw-Marvin Road on the border of the Village of Marvin may soon be presented to the Union County Board of County Commissioners (BOCC) requesting a map amendment from R-40 to B-4; and

**WHEREAS**, the rezoning application proposes a parking and storage facility for RV’s, trailers, and boats on the property; and

**WHEREAS**, the property is adjacent to low-density residential subdivisions and individual large lots, some lying in unincorporated Union County and some in the Village of Marvin; and

**WHEREAS**, the proposed parking facility will not be compatible and not be in harmony with the existing residential area; and

**WHEREAS**, the current county zoning on the property is R-40 which would allow construction of approximately 3 single-family houses on the property, a use that would be more in harmony with surrounding neighborhoods and properties than the proposed commercial parking use; and

**WHEREAS**, the Union County 2014 Comprehensive Plan designated the area including the subject property as “Single Family Residential”, described as “detached single family (~1 unit/acre)”; and

**WHEREAS**, the Union County 2050 Plan designates the area including the subject property as “Transition Zone”, with the goal of “not approv[ing] ‘upzoning’” and instead deferring land use decisions to the adjoining municipality; and

**WHEREAS**, the town council of the Town of Mineral Springs agrees with the Marvin Village Council that the proposed rezoning could “pose a threat to the public health, welfare, safety, environment, and property values either directly through the facilit[ies] themselves or indirectly by causing changes to the subject property and the surrounding parcels; and

**WHEREAS**, the BOCC is under no constitutional or statutory obligation to rezone any property to a higher-intensity use; and

**WHEREAS**, the town council of the Town of Mineral Springs, as the governing board of a WUMA member, wishes to support its fellow WUMA member Marvin in its efforts to protect and preserve the quality of life of its residents.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Mineral Springs does hereby request that the Board of County Commissioners of Union County consider the well-being, quality-of-life, financial security, and safety of existing residents and taxpayers in the area of this proposed rezoning; and

**BE IT FURTHER RESOLVED** that the Town Council of the Town of Mineral Springs does hereby request that the Board of County Commissioners of Union County deny application CZ-2021-04 to rezone this property to B-4 CZ and leave the current R-40 zoning in place on the property.

**ADOPTED** this 14th day of July 2022.

\_\_\_\_\_  
Frederick Becker III, Mayor

ATTEST:

\_\_\_\_\_  
Vicky Brooks, CMC, NCCMC

## **6. Staff Updates**

Ms. Brooks explained that last month she informed the council she was planning on advertising for the Assistant/Deputy Town Clerk. An announcement was placed on the town Facebook page and the website. Ms. Brooks received four applications and did four interviews and selected the applicant she felt would work best for “our team” here. The position was officially accepted by Maurice Norman from the Western Union area. Mr. Norman will begin on Monday, August 1, 2022.

## **7. Other Business**

Mayor Becker explained at the last meeting Councilwoman Krafft talked about the town signs and he made a point of going by each one of them and agreed they “truly look pitiful.” Mayor Becker added that he had fallen on his sword, because he had said he would get in touch with Mr. Newell last month, but it had been such a busy month for him, he had not called yet.

Councilman Countryman encouraged Mayor Becker to direct Mr. Newell in such a way that they literally cut down all the crape myrtles, not to destroy them, but it was his understanding that crape myrtles need to be pruned and trimmed down to maintain them properly. The sign on the east side has a pine tree growing in front of it and there was a bunch of other stuff that Councilman Countryman did not believe was part of the original plan. The sign closest to Councilman Countryman’s house has all kinds of strange viney stuff in it. Councilman Countryman suggested the town get somebody in a reasonably short period of time to go over and put that back in order.

Mayor Becker stated he would call Mr. Newell next week to find out what was going on and if he was still capable of supervising his son or whoever is doing the work for him.

Councilwoman Critz suggested Mayor Becker talk to the town landscapers.

Mayor Becker responded he would have to find out if the town landscapers could pull over their truck and trailer in those locations.

Councilwoman Critz mentioned the email link to the WBTV coverage on the greenway, open space, and the Catawba Lands Conservancy that Ms. Brooks sent to the council. WBTV did an excellent job, it complimented Mineral Springs and talked about the vital importance of health to individuals and communities for open green space, and how not enough is being done. WBTV was excited to see what was here and what the town was doing; they encouraged other communities to follow the example, while encouraging people to come out and enjoy the space. Councilwoman Critz thought it was a great plug for Mineral Springs and a compliment to all that the town has done and all their hard work.

Mayor Becker mentioned he was dressed for invasive (privet and Elaeagnus) removal work and did not know he would be on camera, but it did show the value of the town’s partnership with the Catawba Lands Conservancy/Thread Trail. Mayor Becker stated it showed it was a good partnership, and he was proud they made the decision to use the Mineral Springs Greenway to illustrate what the mission of the Charlotte Organization was.

Councilman Muller asked if the Conservancy directed WBTV to Mayor Becker.


Mayor Becker responded there was an organization called "Share Charlotte", which is kind of an umbrella, which highlights things on WBTV, so they may have pushed the Conservancy to WBTV. The photojournalist and interviewer (Greg) lives in New Salem, so he understands the desirability of the rural community even though he is a Charlotte feature person.

**8. Adjournment** – Action Item

At 7:55 p.m. Councilman Countryman motioned to adjourn the meeting and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

The next regular meeting will be on Thursday, August 11, 2022 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

  
Vicky A. Brooks, CMC, NCCMC, Town Clerk



  
Frederick Becker III, Mayor