

**Minutes of the  
Mineral Springs Town Council  
Public Hearings / Regular Meeting  
November 9, 2023 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Public Hearings and 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, November 9, 2023.

**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 Administrative Assistant/Deputy Town Clerk Sharelle Quick.

**Visitors:** Wendy Burke and Timothy Roche.

**1. Opening**

With a quorum present at 7:30 p.m. on November 9, 2023, Mayor Becker called the meeting to order.

Councilwoman Critz delivered the invocation.

Pledge of Allegiance.

**2. Public Hearing – Voluntary Annexation of Waxhaw Meadows Plantation**

Mayor Becker opened the Voluntary Annexation Public Hearing at 7:32 p.m.

Mr. Timothy Roche stated that he and his wife live on the property abutting Snow White Field Road and they wanted to know if the annexation would affect their property.

Mayor Becker explained the council did not typically entertain questions; however, he went on to state that county zoning for the properties that were requesting annexation was currently RA40. If the annexation is approved and the council approved the initial zoning of Mineral Springs RA40 as recommended, there would be very little change other than the residents of those properties having the full rights and privileges of being residents of the Town of Mineral Springs including coming to meetings, paying Mineral Springs taxes, voting in municipal elections, and running for office.

Ms. Wendy Burke explained their reasons for wanting to be annexed into the Town of Mineral Springs was that they were about preserving nature and preserving undeveloped land. Ms. Burke stated, as landowners, they had invested their private money to keep their beautiful land taken care of and undeveloped for the enjoyment of all.

Mayor Becker closed the Voluntary Annexation Public Hearing at 7:38 p.m.

**3. Public Hearing – Rezoning Waxhaw Meadows Plantation**

Mayor Becker opened the Rezoning of Waxhaw Meadows Plantation Public Hearing at 7:38 p.m.

There were no public comments.

Mayor Becker closed the Rezoning of Waxhaw Meadows Plantation Public Hearing at 7:39 p.m.

#### 4. Public Comments

Wendy Burke – 6426 Snow White Field Road.

Timothy Roche – 6307 Saddlewood Drive.

#### 5. Consent Agenda – Action Item

Mayor Becker explained that he wrote a memo, because he had missed two numbers on an ordinance, so the council needs to correct the ordinance. Mayor Becker pointed out that Ms. Brooks provided the council with a memo explaining that the minutes reflect those corrected numbers. The numbers weren't the numbers specified at the meeting last month, but the numbers that they should have been if Mayor Becker had not made the error in the numbering two months before.

Councilman Muller motioned to approve the consent agenda with the numbering corrections containing the Amendment to O-2023-05 to O-2023-03 Due to a Numbering Error, October 12, 2023 Regular Meeting Minutes, the September 2023 Union County Tax Report, and the September 2023 Finance Report, and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

#### 6. Consideration of Adopting O-2023-04 to Voluntarily Annex the Waxhaw Meadows Plantation Subdivision – Action Item

Mayor Becker introduced Ordinance-2023-04 as the ordinance to voluntarily annex the Waxhaw Meadows Plantation Subdivision. It is the typical ordinance language, boilerplate, sounds like legalese, but it basically says that after the vote is "aye", (if it is), then that neighborhood is part of Mineral Springs.

Councilwoman Critz motioned to adopt O-2023-04 to voluntarily annex the Waxhaw Meadows Plantation Subdivision into the Town of Mineral Springs and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

O-2023-04 is as follows:

STATE OF NORTH CAROLINA  
TOWN OF MINERAL SPRINGS

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE TOWN OF MINERAL SPRINGS,  
UNDER THE AUTHORITY GRANTED BY CHAPTER 160A, ARTICLE 4A, PART 1 OF THE GENERAL STATUTES  
OF NORTH CAROLINA  
O-2023-04

WHEREAS, all owners of record of certain property described in Section 1 of this ordinance have submitted to the Town of Mineral Springs a petition as described in NC G.S. § 160A-31(a) & (b) for annexation into the Town; and

WHEREAS, the Town Council of the Town of Mineral Springs directed the Town's municipal clerk to determine the sufficiency of the aforementioned petition under NC G.S. § 160A-31; and

WHEREAS, the municipal clerk of the Town of Mineral Springs has determined that the petition meets all requirements of the statute and certified this sufficiency to the Town Council; and

WHEREAS, the Town Council of the Town of Mineral Springs has caused a public hearing on this petition to be conducted on November 9, 2023, at 7:30 PM at the Mineral Springs town hall and the municipal clerk of the Town has caused the required notice to be published; and

WHEREAS, all the prerequisites to adoption of this ordinance as prescribed in Chapter 160A, Article 4A, Part 1 of the General Statutes of North Carolina have been met; and

WHEREAS, the aforementioned petition was not submitted under subsection (b1) or (j) of NC G.S. § 160A-31; and

WHEREAS, the Town Council of Mineral Springs has taken into full consideration the statements presented at the public hearing held on November 9, 2023 on the question of this annexation; and

WHEREAS, the Town Council of Mineral Springs has concluded and hereby declares that annexation of the area described herein is in the best interest of the Town of Mineral Springs;

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Mineral Springs that:

**Section 1.** From and after the effective date of this annexation, the following territory shall be annexed to and become a part of the Town of Mineral Springs, and the corporate limits of the Town of Mineral Springs shall be extended to include said territory particularly described as set forth herein:

Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 17, 18, 19, & 20 of the subdivision named "Waxhaw Meadows Plantation" located in Union County, North Carolina as described on plats recorded in the Union County Registry at the following Plat Cabinet page numbers: G-929, K-126, N-288, N-353, and N-618 and consisting of Union County tax parcel numbers 05-084-002D, 05-084-002E, 05-084-002G, 05-084-002H, 05-084-005J, 05-084-002K, 05-084-030, 05-084-031, 05-084-034, 05-084-035, 05-084-036, 05-084-037, 05-084-039, 05-084-039A, 08-084-040, 05-084-042, & 05-084-043.

**Section 2.** From and after the effective date of this annexation, the territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mineral Springs, and shall be entitled to the same privileges and benefits as other parts of the town.

**Section 3.** The newly annexed territory described above shall be subject to town taxes according to G.S. 160A-58.10.

**Section 4.** The Mayor of the Town of Mineral Springs shall cause accurate maps of the annexed territory described in Section 1 hereof, together with a duly certified copy of this ordinance, to be recorded in the office of the register of deeds of Union County, and in the office of the Secretary of State in Raleigh. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

**Section 5.** This ordinance shall become effective upon adoption.

Adopted this 9th day of November, 2023.

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

ATTEST:

\_\_\_\_\_  
Vicky A. Brooks, Town Clerk

## **7. Consideration of Rezoning the Waxhaw Meadows Plantation Subdivision from RA40 (county) to RA-40 (municipal) and Adopting a Statement of Consistency – Action Item**

Ms. Brooks stated that all legal requirements were met: an ad was put in the paper, certified mailings were sent, notices were posted on the website & bulletin board for the rezoning. The planning board reviewed it and recommended that the council initially zone this property RA-40, Municipal from RA-40, County. A Statement of Consistency had been prepared for the council and was included in the agenda packet.

Councilwoman Coffey motioned to approve the rezoning, "The Mineral Springs Town Council hereby declares the proposed map amendments are consistent with the Mineral Springs Comprehensive Plan adopted May 12, 2022, based on (1), the Future Land Use Map designates the adjoining properties of the Waxhaw Meadows Plantation Subdivision to be zoned for one dwelling unit per acre, which is consistent with the RA40 zoning district, and (2) the recommendation by the Mineral Springs Planning Board to zone the newly annexed properties to RA40 municipal. Adopted by the Mineral Springs Town Council, on this day, the 9<sup>th</sup> of November, 2023" and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

## **8. Staff Updates**

There were no staff updates.

## **9. Other Business**

Councilwoman Krafft explained she had been at the polls all day long for the election and there were a couple of things that people brought up to her that she really wanted to make sure became part of the record. Councilwoman Krafft asked Mayor Becker to update the council on what is going on with the sidewalks.

Mayor Becker noted that he had reported to the council in June [2023] that he had asked CRTPO [Charlotte Regional Transportation Planning Organization] about some micro grants, where they

can set the town up with an engineer to do a high-level sidewalk plan for the downtown area, because it is inaccessible for pedestrians. CRTPO approved the grant for the town. There was an in-person meeting with an engineer, NCDOT personnel, a business landowner downtown, Bjorn Hansen from Union County, Vicky Brooks, and Mayor Becker. The meeting included a "hike" around downtown. The engineer went back and did a little study to come up with some recommendations for the best places to start. Where would you start your sidewalks, within a quarter mile of the intersection in terms of getting the sidewalks in without them being something that, when the intersection is widened they would get torn up? How can we make this work? In a follow-up virtual meeting, the engineer came up with some additional suggestions. Once the town gets a final plan, they can move on to try to find grants. The town has money in the bank, maybe the council would consider funding some of the more essential sections. The town would like to get the first of the sidewalks in downtown to connect the businesses; it is hard to walk around, and it would help the businesses. While the town may not want big businesses, they do want sidewalks. This will not happen overnight, but the plan is moving forward.

Councilwoman Krafft explained the other thing that she had been asked about a lot was the town deciding not to do the roundabout, but instead doing the turn lanes, and when the town thinks it was going to happen. Councilwoman Krafft stated she told people the town did not have a clue, it was on a list, but the town is waiting.

Mayor Becker responded it could go one of two ways. It could be a separately funded grant project, which would require a 20 to 30% match from the town, which would be close to two million dollars, which the town does not have. It could end up on the NCDOT STIP (State Transportation Improvement Plan), which gets updated every two years. Intersection projects like that don't necessarily stretch out for 10, 20, or 30 years like the Providence Road widening does, sometimes those intersection projects, being more focused, are funded from a different pot. An intersection project on the STIP might get funded in five years, but it is still way out. Mayor Becker pointed out the turn lanes is all anybody wanted in Mineral Springs (turn lanes, signal enhancements, sidewalks, crosswalks). The plan with the county was three years ago, the engineers presented turn lanes and the roundabout idea, but a roundabout did not fit Mineral Springs.

Ms. Brooks suggested that when people are searching for things, having the title of it as an agenda item would be easier to find than having it under "Other Business".

Mayor Becker and Councilwoman Krafft thought that would be a good idea. Items on the agenda do not have to be "action items", they could just be reports.


Councilwoman Krafft also suggested that doing a newsletter a little bit more often may be helpful.

## 10. Adjournment – Action Item

At 8:07 p.m. Councilman Countryman motioned to adjourn the meeting and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

The next regular meeting will be on Thursday, December 14, 2023 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