

**Town of Mineral Springs
Mineral Springs Town Hall
3506 Potter Road S ~ Mineral Springs
Mineral Springs Town Council
Public Hearing / Regular Meeting
September 14, 2023 ~ 7:30 P.M.
AGENDA**

- 1. Opening**
The meeting will be called to order, an invocation will be delivered, and the Pledge of Allegiance will be recited.
- 2. Public Hearing – Proposed Text Amendments (TA-2023-02 and TA-2023-03)**
- 3. Public Comments**
The town council will hear comments from members of the public on any matters of interest to them during this ten-minute period.
- 4. Consent Agenda – Action Item**
 - A. Approval of the August 10, 2023 Regular Meeting Minutes
 - B. Acceptance of the July 2023 Union County Tax Report
 - C. Acceptance of the July 2023 Finance Report
- 5. Consideration of Initiating a Voluntary Annexation – Action Item**
The council will consider R-2023-02 directing the clerk to evaluate a voluntary annexation petition from Waxhaw Meadows Plantation.
- 6. Consideration of Adopting a Resolution on the Waxhaw Parkway – Action Item**
The council will consider R-2023-03 concerning the Waxhaw Parkway CTP amendment.
- 7. Consideration of Adopting a Statement of Consistency and/or Inconsistency and Ordinance-2023-02 on the Proposed Text Amendments (TA-2023-02 and TA-2023-03) – Action Item**
The council will consider adopting the Statement of Consistency and/or Inconsistency and O-2023-02 on the proposed text amendments (TA-2023-02 and TA-2023-03).
- 8. 2023 Property Tax Order of Collection – Action Item**
The council will consider approving the Union County Order of Collection for the 2023 taxes.
- 9. Consideration of Adopting a Resolution Adopting the Union County Emergency Operations Plan – Action Item**
The council will consider R-2023-04 approving and adopting the Union County Emergency Operations Plan.
- 10. Mineral Springs 7th Annual Festival Wrap Up**
The festival director will provide a wrap up report to the council on Mineral Springs 7th Annual Festival.
- 11. Staff Updates**
The staff will update the council on any developments that may affect the town.
- 12. Other Business**
- 13. Adjournment**

**Draft Minutes of the
Mineral Springs Town Council
Public Hearing / Regular Meeting
August 10, 2023 – 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, August 10, 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, Administrative Assistant/Deputy Town Clerk Sharelle Quick and Attorney Bobby Griffin.

Visitors: None.

1. Opening

With a quorum present at 7:30 p.m. on August 10, 2023, Mayor Becker called the meeting to order.

Councilwoman Critz delivered the invocation.

Pledge of Allegiance.

2. Public Hearing – Proposed Text Amendments (TA-2023-01)

Mayor Becker opened the Public Hearing on the Proposed Text Amendments (TA-2023-01) at 7:31 p.m.

There were no public comments.

Mayor Becker closed the Public Hearing on the Proposed Text Amendments (TA-2023-01) at 7:31 p.m.

3. Public Comments

None.

4. Consent Agenda – Action Item

Councilwoman Critz motioned to approve the consent agenda containing the July 13, 2023 Regular Meeting Minutes, the June 2023 Union County Tax Report, the June 2023 Finance Report, and the Union County Tax Settlement and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker took the opportunity to remind the council to see if they could help clerical personnel/transcriptionist by trying to not talk over each other. Mayor Becker noted that it was up to him to help call on people, but if the council could talk one at a time, because it has been getting difficult for the personnel to transcribe the meeting audio for the minutes.

5. Consideration of Adopting a Statement of Consistency and Ordinance-2023-01 on the Proposed Text Amendments (TA-2023-01) – Action Item

Zoning Administrator Vicky Brooks notified the council that the proposed text amendments (TA-2023-01) were duly advertised in the Enquirer-Journal and the notification was posted on the bulletin board and the website. The planning board spent many months reviewing each article of the

Development Ordinance and they have recommended the town council adopt the proposed text amendments (included in the agenda packet), which included a statement of reasonableness and consistency.

Ms. Brooks presented the proposed text amendments (TA-2023-01) to the council:

- Several of the proposed text amendments were to make the ordinance clear and concise. In some cases, it was to correct the wording of what it currently was, for example, a development ordinance instead of a subdivision ordinance.
- One of the bigger corrections was the two sections in Article 5 (5.3.4.7.2 and 5.3.4.8), where some time back corrections were made covering dedication, ownership, and maintenance of land for certain developments in an effort to put it back where it was in the previous ordinance, but somehow in making the corrections another section that duplicated it was not removed.
- A large portion of the proposed text amendments was to allow food trucks in the TC, NB, GB, LI, and MU zoning districts, along with the regulations that went with the food trucks.
- There were some proposed text amendments that went along with nonconforming structures that would allow a residential structure to increase in size by more than the stated 25% and would not require the property owner to apply for a certificate of nonconformity adjustment, as long as the increase did not increase the nonconformity for setbacks, heights, or dimensions. Ms. Brooks explained the reason she proposed this text amendment to the planning board was because there was a resident that came in with a 900 square foot house, which existed when the town took over zoning, the issue was that the front setback was not right, which made it a nonconforming structure and that meant this person would have to follow that 25% guideline. On a 900 square foot house, the resident could only add 225 square feet or approximately 12 X 19 addition. Only the front setback on the property was nonconforming, there was room in the back and on the sides. It seemed unfair to only allow that to be 25%.

Councilwoman Critz asked if the setbacks were the only determining factor.

Ms. Brooks responded it was the setbacks, heights, and dimensions. Ms. Brooks clarified that the language was only referring to residential, it was not for nonresidential properties. Ms. Brooks noted she did not know how many other residential properties were in this situation.

Councilman Muller asked if there was a reason to no longer require going for a certificate of nonconformity adjustment.

Ms. Brooks responded it was a process and it was \$150 that had to go before the board of adjustment. Ms. Brooks asked if she saw that it met the requirements of the ordinance, was there a reason to make them go through the process?

Councilman Muller responded no; he sees that.

It was clarified that the council could pull one of the proposed text amendments out or amend one if they wanted to.

Councilwoman Coffey commented it made it a lot of sense to keep things less complicated and Ms. Brooks knows the ordinance and zonings and can make the distinction without having to send someone to the board of adjustment; she has shown that she is levelheaded and refers back to what the town operates under, and she can handle it.

Mayor Becker mentioned that he had followed a little bit with Ms. Brooks on the two substantive amendments, which are policy changes.

With the expansion of activities downtown, food trucks that are meeting the specific criteria would be an asset, and for somebody who has a small house and a big lot and would love to have more room for their family it would be great to see a smile on their face when they came in.

Ms. Brooks shared that this person came in the other day and was told she should hold off just in case this amendment passed tonight. If the council could have seen her face was incredible, she was so happy.

Councilwoman Critz commented the council’s goal was to assist and protect the community.

Ms. Brooks pointed out that the council had an option to read over the statement of consistency, which is based on the comprehensive plan. The council can adopt the statement of consistency and the ordinance to amend the text in a simple motion or they can adopt the statement of consistency itself and then adopt the ordinance that was amending the text of the development ordinance.

Councilwoman Coffey motioned to adopt the statement of consistency and the accompanying ordinance (O-2023-01) and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

The statement of consistency is as follows:

**TOWN OF MINERAL SPRINGS
TOWN COUNCIL**

STATEMENT OF CONSISTENCY

**Mineral Springs Development Ordinance
Articles 3, 4, 5, 6, 7, 8, & 9**

In reference to the proposed text amendments to Articles 3, 4, 5, 6, 7, 8, & 9 of the Mineral Springs Development Ordinance, as described in TA-2023-01.

The Mineral Springs Town Council hereby declares the proposed text amendments are “**consistent**” with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

1. The amendments to Sections 4.3.3, 4.4.8.5 (I), and to Article 9 (Definitions) identifies with enhancing the Quality of Life by offering the opportunity of an additional service in the commercial zoning districts;
2. The amendments to Sections 3.3.6, 5.3.4.7.2, 5.3.4.8, 5.4.12.2 (D), 5.6.3.1 (C), 5.6.7.1 (B), 7.4.1, 8.2 (A), and Article 9 (Definitions) identifies with enhancing town services by maintaining the Mineral Springs Development Ordinance as a clear and concise document; and
3. The amendments to Sections 6.4.6 (B), Article 7 (Table 7.1), 8.4.1 (A), 8.4.1 (C), 8.4.3, and Article 9 (Definitions) identifies with the Quality of Life by offering enhanced options for commercial design, services, and improvements to existing structures.

ADOPTED by the Mineral Springs Town Council on this the 10th day of August, 2023.

Frederick Becker III, Mayor

Attest:

Vicky Brooks, CMC, NCCMC, CZO

O-2023-01 is as follows:

**STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS**

**AN ORDINANCE AMENDING THE TEXT OF ARTICLES 3, 4, 5, 6, 7, 8, & 9 OF THE MINERAL SPRINGS
DEVELOPMENT ORDINANCE
O-2023-01**

WHEREAS, the Town of Mineral Springs maintains an ordinance concerning numerous development regulations; and

WHEREAS, pursuant to NC General Statutes 160D-601; 160D-604, and Article 3, Section 3.10.1 of the Mineral Springs Development Ordinance, the Mineral Springs Town Council may amend its development regulations after holding a public hearing and after the Mineral Springs Planning Board has had the opportunity to review, comment, and make a recommendation to the Town Council regarding the amendment as well as whether the same is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable; and

WHEREAS, the Mineral Springs Planning Board reviewed the proposed amendments at a regular meeting on June 27, 2023, held in accordance with law; and

WHEREAS, the Mineral Springs Planning Board recommended in a vote of 6 to 0 on June 27, 2023, that the Mineral Springs Town Council adopt the proposed amendments based on Goals One and Three of the Mineral Springs Comprehensive Plan; and

WHEREAS, in accordance with NC General Statute 160D-601 and the provisions set forth in Article 3, Section 3.10.1 of the Mineral Springs Development Ordinance, the Town Council duly advertised and held a public hearing to consider the proposed amendments; and

WHEREAS, after reviewing the written recommendation of the Mineral Springs Planning Board, the proposed amendments, conducting a public hearing on August 10, 2023, and careful review, the Town Council determines that:

4. The amendments to Sections 4.3.3, 4.4.8.5 (I), and to Article 9 (Definitions) identifies with enhancing the Quality of Life by offering the opportunity of an additional service in the commercial zoning districts;
5. The amendments to Sections 3.3.6 (10), 5.2.2, 5.3.4.7.2, 5.3.4.8, 5.4.12.2 (D), 5.6.3.1 (C), 5.6.7.1 (B), 7.4.1, 8.2 (A), and Article 9 (Definitions) identifies with enhancing town services by maintaining the Mineral Springs Development Ordinance as a clear and concise document; and
6. The amendments to Sections 5.2.5.4 (A), 6.4.6 (B), Article 7 (Table 7.1), 8.4.1 (A), 8.4.1 (C), 8.4.3, and Article 9 (Definitions) identifies with the Quality of Life by offering enhanced options for commercial design, services, and improvements to existing structures.

NOW THEREFORE, BE IT ORDAINED BY THE MINERAL SPRINGS, NORTH CAROLINA THAT:

- Section 1. That this Town Council does hereby adopt the proposed amendments as outlined in TA-2023-01 attached hereto.
- Section 2. That if any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance; and
- Section 3. That all ordinances and clauses of ordinance in conflict herewith be and are hereby repealed to the extent of such conflict.
- Section 4. This ordinance is effective upon adoption.

ADOPTED this 10th day of August, 2023.

Frederick Becker III, Mayor

ATTEST:

Vicky Brooks, CMC, NCCMC, CZO

TEXT AMENDMENTS TO THE MINERAL SPRINGS DEVELOPMENT ORDINANCE TA-2023-01				
Article	Section #	Subsection #	Current Language	Amendment
4	4.3.3	Table of Uses	None	Add Mobile Food Vending Units (Food Trucks) as a Permitted Use in TC, NB, GB, LI, & MU with Supplemental Regulations in 4.4.8.5
4	4.4.8.5	Addition of (I)	None	See Exhibit 1 for details on the addition of Section 4.4.8.5 I
9	Definitions			Add the definition for: Mobile Food Vending Units (Food Trucks). A licensed, motorized vehicle or mobile food unit licensed by the North Carolina State Division of Motor Vehicles, designed, and equipped to serve food and beverages. Food trucks are permitted on lots in the GB, NB, LI, TC, and Conditional Zoning Districts that maintain commercial or industrial uses.
3	3.3.6	Step 10 - #16	...Mineral Springs Subdivision Ordinance...	...Mineral Springs Development Ordinance...

TEXT AMENDMENTS TO THE MINERAL SPRINGS DEVELOPMENT ORDINANCE TA-2023-01				
Article	Section #	Subsection #	Current Language	Amendment
5	5.2.2		...the adopted Mineral Springs Land Use Plan...	...the adopted Mineral Springs Comprehensive Plan ...
5	5.3.4.7.2	Dedication, Ownership, and Maintenance for all Other Developments		Omit the entire Section
5	5.3.4.8	Alternatives to Dedication		Omit the entire Section
5	5.4.12.2	D	...may extend up to one (1) feet...	...may extend up to one (1) foot ...
5	5.6.3.1	C (1) first and second sentence	...either the Town or NCDOT...	...the NCDOT....
5	5.6.7.1	B	...the Town of Mineral Springs Zoning Ordinance or Subdivision Ordinance...	...the Town of Mineral Springs Development Ordinance...
7	7.4.1		A permanent sign that is affixed to a building wall, window (larger than one square foot), canopy...	A permanent sign that is affixed to a building wall (larger than one square foot), window, canopy...
8	8.2	A – second and third sentences	...not in violation of the Zoning Ordinance or Subdivision Ordinance...	...not in violation of the Development Ordinance...
9	Definitions	Street, Public	...eligible for maintenance by either the Town of Mineral Springs or the State of North Carolina.	...eligible for maintenance by the State of North Carolina.
5	5.2.5.4	A	...part of the sketch plan phase, an optional pre-planning site visit...	...part of the sketch plan phase, a pre-planning site visit...
6	6.4.6	B	Pitched roof materials shall consist of asphalt shingles or standing seam metal...	Pitched roof materials shall consist of asphalt shingles, standing seam metal, or slate
7	Table 7.1		Max Duration for a Type 2 Temporary Freestanding Sign = 7 days up to 6 times per calendar year	Max Duration for a Type 2 Temporary Freestanding Sign = 14 days up to 6 times per calendar year
8	8.4.1	A – first and second sentence	A nonconforming structure may not be...	A non-residential nonconforming structure may not be...
8	8.4.1	A	Add after last sentence.	A residential structure may expand so long as there is no increase to the nonconformity (i.e., setbacks, height, dimensions, etc.) within the restrictions of Section 8.4.1 and Section 8.4.2.
8	8.4.1	C	When any nonconforming structure is damaged...	When a nonconforming (non-residential or residential) structure is damaged...
8	8.4.3			Omit the last sentence. A nonconforming manufactured home may not be enlarged or altered externally in any way.
9	Definitions	Bed and Breakfast Inn	...with the assistance of not more than the equivalent of one (1) full-time employee.	... with the assistance of not more than the equivalent of two (2) full-time employees.

EXHIBIT 1

STRIKE-THROUGH = DELETIONS

RED PRINT = ADDITIONS

ARTICLE 4

4.4.8.5 TEMPORARY USES (ADMINISTRATIVE APPROVAL)

Add the following:

- I. Mobile Food Vending Units (Food Trucks) are defined as a licensed, motorized vehicle or mobile food unit licensed by the North Carolina State Division of Motor Vehicles, designed, and equipped to serve food and beverages. Food trucks are permitted on lots in the GB, NB, LI, TC, and Conditional Zoning Districts that maintain commercial or industrial uses subject to the following standards.
 1. Must be located on a property in one (1) of the above zoning districts and the property must have a primary use. An example of a primary use would be a building with an active use or an improved stand-alone parking lot. An unimproved grass or dirt lot is not a primary use.
 2. Must be located on private property with written permission from the property owner.
 3. The property must have an off-street parking area with a minimum of 10 parking spaces.
 4. Vendor must obtain all required permits from Union County Health Department.

5. Not allowed within fifty (50) feet from the main entrance of any restaurant or outdoor dining area.
6. Not allowed less than five (5) feet from driveways, sidewalks, utility boxes, handicap ramps, building entrances or exits, or emergency call boxes.
7. The minimum distance requirements are measured in a straight line from the closest point of the proposed food truck location to the closest point of the buffered object, or in the case of a restaurant, measured from the closest point of the restaurant's main entrance.
8. A minimum of five (5) parking spaces are required for each additional food truck and mobile vendor that wishes to locate on private property.
9. There shall not be any connections to public utilities.
10. "Drive-through" sales are not permitted.
11. The hours of operation, including set-up/break-down, shall be from 7:00 a.m. to 10:30 p.m.
12. There shall be no audio amplifier or similar device to attract the attention of the public.
13. Food truck vendors are responsible for the proper disposal of waste and trash associated with the operations. Vendors shall remove all waste and trash from their location at the end of each day or as needed to maintain the health and safety to the public. The vendor must keep all areas within ten (10) feet of the truck clean of grease, trash, paper, cups, or cans associated with the vending operation. No liquid waste or grease is to be disposed of in tree pits, storm drains, or onto sidewalks, streets, or other public places.
14. Advertising consisting of business name, logo, and items available for sale may be displayed on the food truck. One (1) portable menu sign no more than six (6) square feet in display area on the ground no further than ten (10) feet from the truck.
15. Food trucks are allowed at permitted special events and on active construction sites.

6. 2023 Festival Update and Town Tent Sign Up

Ms. Brooks updated the council on the festival: there is one \$500 anonymous sponsor; four \$250 sponsors; two \$50 sponsors; three food vendors (bar-b-que/hot dogs, Pelican's Snoballs, and the Donut Shack); seven craft vendors; three exhibitors; the Aerial View Band; a bounce house, a balloon twister; and four gift donations for the hourly prize give-a-ways. Ms. Brooks explained they were still working on getting the field mowed for the parking and the newsletter should be going out toward the end of the month.

Councilwoman Krafft mentioned that the feed store and Stonebridge were going to donate prize give-a-ways.

The council volunteered for time slots at the town tent:

Councilwoman Coffey – 10:00 a.m. to 11:15 a.m.

Councilwoman Critz – 11:15 a.m. to 12:30 p.m.

Councilman Muller – 12:30 p.m. to 1:45 p.m.

Councilman Countryman – 1:45 to 3:00 p.m.

Councilwoman Cureton – 3:00 p.m. to 4:00 p.m.

Ms. Diane Countryman will be at the town tent while the council is being introduced.

Councilwoman Krafft will be doing the children's area.

Councilwoman Coffey volunteered to help at the children's area.

Mayor Becker expected to be on the stage, but while the band was playing, he could do a stint in the tent if needed.

Councilwoman Krafft needed six small tents for the children's area, and she would be bringing one of them.

Mayor Becker will take charge of making sure there are six tents available.

Mayor Becker mentioned phone calls could be made independently for volunteers to get the stage and tent set up the week before the festival.

7. Staff Updates

Ms. Brooks explained that she did not generally bring zoning violations before the council, but there was one in particular the council needs to know about. There is an event center in the Town of Mineral Springs, which received a Special Use Permit as a recreational facility, private, as a residential accessory structure. It received a zoning permit as an accessory structure and it received a building permit [from Union County] for a residential structure, accessory. It has now become a full-fledged event center. The event center is located at 5130 Lee Massey Road. The property owner is in violation of the Special Use Permit and the Mineral Springs Development Ordinance. A letter has been sent to the property owner asking him to stop any of the unapproved activities, which involves him working with the Waxhaw Athletic Association (volleyball games are going on at the center). Additionally, this is where the pilot program [Social, Emotional, Readiness] is taking place. Mr. Coffey has been informed that he needs to stop the school, because that is another use from what he was permitted for. The activities that are taking place are of a commercial nature and the building is not in compliance with the Union County Fire Marshal, Union County Building Inspections, or Union County Environmental Health.

Ms. Brooks explained the reason she brought this to the council's attention was because the pilot program would be starting their fall semester September 6th, which was before the next council meeting, and she would leave it up to the council whether they wanted to continue funding it while the building they were using was not up to code.

Councilwoman Critz commented she did not think the council could do that ethically.

Mayor Becker commented he was the liaison with Dr. Coffey, and he had not spoken with her yet. Mayor Becker stated he was hoping to work with Ms. Brooks on it, because the afterschool program is something very small, but it is not small enough when the county says the building doesn't meet life safety rules for children to be in there. As earlier stated, Mayor Becker has not spoken with Dr. Coffey to see if she could get alternative arrangements, because she was getting that facility without a rental charge and was able to keep her costs lower, so he did not have anything from Dr. Coffey to tell the council. Mayor Becker stated he was very upset, because he championed the program and he did not know where it was going to go, but it was out of the council's hands. Mayor Becker explained he was supposed to write a check to them for the next installment as of September 1st, but he did not think the town could do that unless the issue was resolved, and they could find a place. Maybe they could work with the school, but in theory they would have to have insurance and pay a nominal fee to use school facilities. Mayor Becker explained the town had a contract with the D. Coffey Foundation to continue issuing the check as long as they have a facility to work at, so he will work with her and try to get something, but he could only issue a check if and only if they can start meeting. There was a problem with scheduling last April and they started a month late, but it was able to work. Mayor Becker stated he just wanted to let the council know there could be a delay and to say, "we can't put children in the building if the county is saying this doesn't meet code."

Ms. Brooks mentioned there is a meeting scheduled on August 28th with the Deputy Fire Marshal, Union County Building Inspections, Union County Environmental Health, Mr. Coffey, and herself to discuss the matter. Ms. Brooks noted the reason this came up was because Mr. Coffey applied for an ABC license and the county started doing their inspections for that.

Councilwoman Critz asked if the town didn't know any of this.

Ms. Brooks responded, no, they had no idea, this was a personal structure for his personal use, not commercial. Ms. Brooks reported that the fire marshal did go out there and every category listed failed, so there was nothing in the building that met any kind of fire code.

Councilwoman Coffey commented that it was imperative that Mayor Becker speak with Dr. Coffey at once, because she needs to let these families know, so they won't expect that.

Mayor Becker responded he would speak with Dr. Coffey tomorrow.

Councilwoman Critz mentioned there were two problems for the council, it is a violation issue and an ethical issue as far as the town can't be seen funding something they know is taking place in a...

Mayor Becker added, "in a building that doesn't meet county life safety codes."

Councilwoman Coffey stated, "that's a moot point, I think you already decided no money is leaving."

Ms. Brooks pointed out that the zoning violation was not on the council.

Mayor Becker commented if somehow everything worked out... The problem is the board of adjustment, if the county (in the very short term), Dr. Coffey, and Mr. Coffey could satisfy the code, but the board of adjustment is the only board that could modify or weigh-in on the Special Use Permit as a modification, which takes months.

Mayor Becker explained the council approved the program and they were just concerned about the program meeting its criteria and the funding was accounted for. The council didn't give the Special Use Permit, that was the board of adjustment, which is quite separate, and it seemed that the use didn't raise red flags, because it was a very small, limited use, but the reality is that the use is not in compliance with the Special Use Permit and the volleyball using it as the headquarters is an even bigger problem. Mayor Becker stated he would talk to Dr. Coffey tomorrow to see if he could help guide her into working something out, but right now it is a difficult situation and people have to understand. Mayor Becker explained what he was alluding to was the council did not have the authority to overrule Ms. Brooks from the notice of violation standpoint or the board of adjustment from what the permit is, because they are an independent entities. Ms. Brooks is an independent staff, and the board of adjustment is an independent binding board, the council/mayor can't give permission, because they don't have that authority.

Councilwoman Cureton mentioned her neighborhood has a problem with the traffic and everyone was going to her and saying, "Lundeen do something about it, you're on the town council, the traffic is awful." Councilwoman Cureton stated they had a man out there now that is getting paid to direct the traffic; the traffic is terrible. Councilwoman Cureton commented she had been to the program and enjoyed the kids and the people, but the traffic was terrible.

Councilwoman Coffey commented the council had heard an awful lot about traffic and it started at the board of adjustment, so she thought the council was very aware of that; it is paramount on the community's mind. With that being said, Councilwoman Coffey asked (from her heart) Mayor Becker, "let us please be guarded in how we try to direct and help people, their organizations."

Mayor Becker went on record saying, "you are reading my mind, I said to Vicky and to Jim this afternoon, I said let this be a lesson to me, who is an idealist to this day, we don't have, we're not a town that is big enough, that has enough staff to be able to do, to oversee, and to take on these type of, of things, like the, I mean these are two separate things here as you know, there's the other uses that we have nothing to do with, but there's the one that we funded and I certainly encouraged it heavily and I don't, I would recommend that we not, that we just say this is not something we can do, we can't do these things, we want to help, but we don't have the wherewithal to identify all the moving parts and all the needs and all the follow up and so I, so you were reading my mind because I was saying this morning, I said, I feel horrible because I didn't necessarily know and nobody knew, I mean there were too many things that could go wrong, and things have gone wrong and if we're not going to fund these types of programs, which we have never done before, we're not geared to it, we don't have, we don't have a human services staff, you know, so I think you're right about that Valerie and I will be very conscious, and I will hope the board will, will work with me on that, this board."

Councilwoman Critz stated, "I agree with Valerie and I agree with Rick, we bit off something here for the first time and I'm not sure it means that we should never do it again, I just think that it certainly means that we have got to be more conscientious, but it is a program that is an asset to the community as whole and I do believe if they could find somewhere else to meet, but we can't let the

ball drop not only on the money side of it from us, which we have more responsibility, you know we have a moral and ethical responsibility for, then with Vicky to follow up on all the other things, which could be a problem for other people and we don't want to sit back mute and let that happen. Umm, at the same time, I think there are a lot of people in the community that are trying to do good, to pay attention to that conscientiously, but umm that is really all I wanted to say."

Mayor Becker stated he would only address talking to Dr. Coffey about the town's role in the funding and overseeing the program that he still supports and to see if he could support her in making it move forward. The technical matters will be handled by Ms. Brooks, the county staff, and the board of adjustment.

Councilwoman Krafft asked from now until the meeting on the 28th what was going to be transpired in the private entity that is now being operated more publicly. Do they have a cease...?

Ms. Brooks responded that they do not. If a complaint is filed with the fire marshal because of an event taking place, he would go out there and shut them down.

It was noted that the violation is on a commercial basis and not a residential one.

Councilwoman Critz asked if the fire marshal had already been there and this was already noted, could he not put a cease and desist on those kinds of activities, but it could still be used for residential.

Ms. Brooks responded the fire marshal would have to see it going on and there was nothing going on when he did his inspection.

Attorney Griffin suggested that Ms. Brooks made her report and that was all she needed to do, but the council does not have any authority over it, so they should let her do independently as the official with the board of adjustment. The county has an obligation, the council can call them and ask them, because Ms. Brooks can't speak for the fire marshal legally. Ms. Brooks has made her report to what she had seen. If the council wishes for funds to be withheld until the kids are in a code safety place, they can speak to that, but the others are extraneous and are for an "after the meeting" kind of conversation, because the council does not have authority over the board of adjustment or to try to influence them at this point in time or the county officials and what they do. "Let them do and then you ask some questions, she's made her report to you that there may be violations out there from the county's perspective and perhaps the issues that she has raised", Attorney Griffin stated.

Councilwoman Critz asked if Attorney Griffin was recommending if there was an activity that someone does report it.

Attorney Griffin responded, "if you wish, as an individual."

Mayor Becker noted he looked at the contract and it didn't specify the place, so he could handle that part.

8. Other Business

Mayor Becker pointed out the memo from the Union County Emergency Services he handed out and explained the town adopted the most recent County Emergency Plan five to eight years ago and there are some updates to the plan. Mayor Becker was not able to get the cooperating resolution on this agenda, but it will be on next month's agenda.

Councilman Muller announced that this week the Chairman of the Union County Board of Commissioners (Stoney Rushing) passed away and asked that the council please keep his family their thoughts.

9. Adjournment – Action Item

At 8:10 p.m. Councilwoman Coffey motioned to adjourn the meeting and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

The next regular meeting will be on Thursday, September 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

DRAFT

To: Town of Mineral Springs
Rick Becker

From: Vann Harrell 
Tax Administrator

Date: August 11, 2023

Re: Departmental Monthly Report

The Tax Collector's monthly/year to date collections report for the month ending July 31, 2023 is attached for your information and review.

Should you desire additional information, I will provide that at your request.

Attachment

VH/JM

JULY 2023
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

JULY 31, 2023 REGULAR TAX	2023	2022	2021	2020	2019	2018
BEGINNING CHARGE	104.62	80,802.40	80,155.13	69,817.57	67,992.78	67,409.94
TAX CHARGE	80936.86					
PUBLIC UTILITIES CHARGES						
DISCOVERIES						
NON-DISCOVERIES						
RELEASES	(6.94)					
TOTAL CHARGE	81,034.54	80,802.40	80,155.13	69,817.57	67,992.78	67,409.94
BEGINNING COLLECTIONS	9.56	80,507.56	80,020.37	69,681.69	67,923.53	67,399.90
COLLECTIONS - TAX	115.30	66.57				
COLLECTIONS - INTEREST		2.56				
TOTAL COLLECTIONS	124.86	80,574.13	80,020.37	69,681.69	67,923.53	67,399.90
BALANCE OUTSTANDING	80,909.68	228.27	134.76	135.88	69.25	10.04
PERCENTAGE OF REGULAR	0.15%	99.72%	99.83%	99.81%	99.90%	99.99%
COLLECTION FEE 1.25 %	1.44	0.86	-	-	-	-

JULY 2023
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

2017	2016	2015	2014
65,441.40	61,553.74	62,157.91	64,338.55
65,441.40	61,553.74	62,157.91	64,338.55
65,434.47	61,546.81	62,148.62	64,320.06
65,434.47	61,546.81	62,148.62	64,320.06
6.93	6.93	9.29	18.49
99.99%	99.99%	99.99%	99.97%
-	-	-	-

Town of Mineral Springs

FINANCE REPORT

July 2023

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

September 14, 2023

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Cash Flow Report FY2023 YTD - Jul 2023

7/1/2023 through 7/31/2023

8/10/2023

Page 1

Category	7/1/2023- 7/31/2023
INCOME	
Interest Income	4,170.86
Other Inc	
Festival 2023	
Sponsor	800.00
Vendor	135.00
TOTAL Festival 2023	935.00
Zoning	250.00
TOTAL Other Inc	1,185.00
TOTAL INCOME	5,355.86
EXPENSES	
Attorney	300.00
Community	
Communication	3,588.00
Greenway	893.96
Parks & Rec	
Park	278.54
TOTAL Parks & Rec	278.54
TOTAL Community	4,760.50
Emp	
Benefits	
Dental	152.00
Life	121.60
NCLGERS	1,861.88
Vision	28.00
TOTAL Benefits	2,163.48
Bond	550.00
FICA	
Med	182.17
Soc Sec	778.93
TOTAL FICA	961.10
Payroll	188.16
Work Comp	2,081.18
TOTAL Emp	5,943.92
Office	
Clerk	3,805.00
Council	1,200.00
Deputy Clerk	891.00
Dues	1,230.00
Equip	84.07
Finance Officer	3,515.00
Ins	4,452.90
Maint	
Materials	104.97
Service	708.00
TOTAL Maint	812.97
Mayor	500.00
Records	5,672.56
Supplies	58.87

Cash Flow Report FY2023 YTD - Jul 2023

7/1/2023 through 7/31/2023

8/10/2023

Page 2

Category	7/1/2023- 7/31/2023
Tel	2,712.46
TOTAL Office	24,934.83
Planning	
Administration	
Contract	1,717.63
Salaries	3,289.00
TOTAL Administration	5,006.63
Misc	469.70
TOTAL Planning	5,476.33
Street Lighting	121.17
TOTAL EXPENSES	41,536.75
OVERALL TOTAL	-36,180.89

Account Balances History Report - As of 7/31/2023

(Includes unrealized gains)

8/22/2023

Page 1

Account	6/29/2023 Balance	6/30/2023 Balance	7/31/2023 Balance
ASSETS			
Cash and Bank Accounts			
Check Min Spgs	53,397.12	53,216.61	15,011.53
Idle Funds First National	375,215.45	375,415.91	375,623.16
NCCMT_Cash	914,608.72	918,364.48	922,305.69
SLFRF Revenues	40,556.84	40,578.51	40,600.91
TOTAL Cash and Bank Accoun...	1,383,778.13	1,387,575.51	1,353,541.29
Other Assets			
State Revenues Receivable	0.00	63,220.55	59,149.31
TOTAL Other Assets	0.00	63,220.55	59,149.31
TOTAL ASSETS	1,383,778.13	1,450,796.06	1,412,690.60
LIABILITIES			
Other Liabilities			
Accounts Payable	692.77	2,512.34	1,522.77
Restricted Fund Balance	39,948.89	39,948.89	39,948.89
TOTAL Other Liabilities	40,641.66	42,461.23	41,471.66
TOTAL LIABILITIES	40,641.66	42,461.23	41,471.66
OVERALL TOTAL	1,343,136.47	1,408,334.83	1,371,218.94

Mineral Springs Budget Comparison 2023-24

TOWN OF MINERAL SPRINGS										
BUDGET COMPARISON 2023-24										
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November	
Advertising	\$ 1,200.00	\$ 1,200.00	\$ -	0.0%	\$ -					
Attorney	\$ 7,200.00	\$ 6,900.00	\$ 300.00	4.2%	\$ 300.00					
Audit	\$ 5,230.00	\$ 5,230.00	\$ -	0.0%	\$ -					
Charities & Agencies	\$ 11,080.00	\$ 11,080.00	\$ -	0.0%	\$ -					
Community Projects	\$ 36,988.00	\$ 32,227.50	\$ 4,760.50	12.9%	\$ 4,760.50					
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -					
Employee Overhead	\$ 40,300.00	\$ 34,356.08	\$ 5,943.92	14.7%	\$ 5,943.92					
Elections	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	\$ -					
Fire Protection	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -					
Intergovernmental	\$ -	\$ -	\$ -	0.0%	\$ -					
Office & Administrative	\$ 171,612.00	\$ 146,677.17	\$ 24,934.83	14.5%	\$ 24,934.83					
Planning & Zoning	\$ 49,468.00	\$ 43,991.67	\$ 5,476.33	11.1%	\$ 5,476.33					
Street Lighting	\$ 1,600.00	\$ 1,478.83	\$ 121.17	7.6%	\$ 121.17					
Tax Collection	\$ 1,600.00	\$ 1,600.00	\$ -	0.0%	\$ -					
Training	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -					
Travel	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	\$ -					
Capital Outlay	\$ 67,712.00	\$ 67,712.00	\$ -	0.0%	\$ -					
Totals	\$ 419,190.00	\$ 377,653.25	\$ 41,536.75	9.9%	\$ 41,536.75	\$ -	\$ -	\$ -	\$ -	\$ -
Off Budget:										
Interfund Transfers (SER)										
Interfund Transfers (CSLFRF)										
Total Off Budget:			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Monthly Revenue Summary 2023-24

TOWN OF MINERAL SPRINGS											
REVENUE SUMMARY 2023-24											
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November		
Property Tax - prior	\$ 600.00	\$ 600.00	\$ -	0.0%	\$ -						
Property Tax - 2022	\$ 81,835.00	\$ 81,835.00	\$ -	0.0%	\$ -						
Interest	\$ 39,000.00	\$ 34,829.14	\$ 4,170.86	10.7%	\$ 4,170.86						
Sales Tax - Electric	\$ 208,000.00	\$ 208,000.00	\$ -	0.0%	\$ -						
Sales Tax - Sales & Use	\$ 38,400.00	\$ 38,400.00	\$ -	0.0%	\$ -						
Sales Tax - Other Util.	\$ 22,300.00	\$ 22,300.00	\$ -	0.0%	\$ -						
Sales Tax - Alc. Bev.	\$ 12,780.00	\$ 12,780.00	\$ -	0.0%	\$ -						
Vehicle Taxes	\$ 8,175.00	\$ 8,175.00	\$ -	0.0%	\$ -						
Zoning Fees	\$ 4,500.00	\$ 4,250.00	\$ 250.00	5.6%	\$ 250.00						
Other	\$ 3,600.00	\$ 2,665.00	\$ 935.00	26.0%	\$ 935.00						
Totals	\$ 419,190.00	\$ 413,834.14	\$ 5,355.86	1.3%	\$ 5,355.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL			\$ 5,355.86		\$ 5,355.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	December	January	February	March	April	May	June	June a/r			
Property Tax - prior											
Property Tax - 2022											
Interest											
Sales Tax - Electric											
Sales Tax - Sales & Use											
Sales Tax - Other Util.											
Sales Tax - Alc. Bev.											
Vehicle Taxes											
Zoning Fees											
Other											
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Register Report - Jul 2023

7/1/2023 through 7/31/2023

8/22/2023

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Date	Num	Description	Memo	Category	Amount
7/1/2023	6652	**VOID** WRONG ...		Travel	0.00
7/1/2023	6653	**VOID** WRONG ...		Ads	0.00
7/1/2023	6654	**VOID** WRONG ...		Street Lighting	0.00
7/1/2023	6658	Diligent Corporation	I/N INV395145 Records Managem...	Office:Records	-5,672.56
7/1/2023	6659	Old Republic Surety ...	W150232615 Vicky Brooks (FY20...	Emp:Bond	-100.00
7/1/2023	6660	Copper Run HOA	A/N 150000.0 ROW Maintenance ...	Community:Greenway	-600.00
7/1/2023	6661	Sonitrol Security Ser...	I/N 318682 Alarm Service Fee (FY...	Office:Tel	-2,332.80
7/1/2023	6662	Environmental Syste...	I/N 94499810 ArcGIS Maint (FY20...	Planning:Misc	-469.70
7/1/2023	666...	Municipal Insurance ...	07/23 (FY2023)	Emp:Benefits:Life	-60.80
			07/23 (FY2023)	Emp:Benefits:Dental	-76.00
			07/23 (FY2023)	Emp:Benefits:Vision	-14.00
7/1/2023	6664	Interlocal Risk Finan...	I/N I0039207 Prop & Liab Ins. (FY...	Office:Ins	-4,452.90
7/1/2023	6665	NC Interlocal Risk M...	Cust #587 Inv #I0038634 (FY2023)	Emp:Work Comp	-2,081.18
7/1/2023	6666	ArchiveSocial, Inc.	I/N 28817 Social Media Managem...	Community:Communication	-3,588.00
7/1/2023	EFT	Debit Card (ebay)	Haunted House Lock (FY2023)	Office:Maint:Materials	-32.01
7/1/2023	EFT	Debit Card (ebay)	Backflow Cover Padlocks (FY2023)	Office:Maint:Materials	-72.96
7/10/2023	6667	Ken Newell	Welcome Signs 4/23 - 6/23 (FY20...	[Accounts Payable]	-675.00
7/10/2023	6668	Clark, Griffin & McC...	I/N 8260 7/2023 (FY2023)	Attorney	-300.00
7/10/2023	6669	Taylor & Sons Mowi...	I/N 0007 7/23 (FY2023)	Office:Maint:Service	-420.00
7/10/2023	6670	Union County Accou...	Urban Forester Contract FY2024 (...)	Planning:Administration:Contract	-1,717.63
7/10/2023	6671	Toi Toi USA LLC	I/N 2064133 Restroom & Handwa...	Community:Parks & Rec:Park	-278.54
7/10/2023	6672	Centralina Council ...	I/N 2024042 Member Dues 2023-...	Office:Dues	-762.00
7/11/2023	6673	Union County Water...	A/N 84361*00 (FY2022)	[Accounts Payable]	-56.14
7/11/2023	6674	Union County Water...	A/N 91052*00 (FY2022)	[Accounts Payable]	-25.54
7/11/2023	EFT	Debit Card (AOL)	AOL Troubleshooting Svc 7/23 (F...	Office:Tel	-8.16
7/17/2023	6675	School Of Governm...	I/N 6404 Annual Dues (FY2023)	Office:Dues	-468.00
7/17/2023	6676	Windstream	061348611 (FY2023)	Office:Tel	-259.89
7/17/2023	6677	Carolina Office Syst...	I/N IN2547647 Copier Contract (F...	Office:Supplies	-58.87
7/17/2023	6678	City Of Monroe	A/N 514654 Natural Gas (FY2022)	[Accounts Payable]	-23.54
7/17/2023	EFT	Point And Pay	06-417-002R (FY2023)	Other Inc:Zoning	100.00
7/17/2023	TXFR	NC Department of R...	Sales & Use Distribution 5/23 (FY...	[State Revenues Receivable]	3,021.81
7/17/2023	TXFR	Union County {Prop...	6/2023 Property Tax (FY2022)	[State Revenues Receivable]	215.25
7/17/2023	TXFR	Union County {Prop...	6/2023 Commission (FY2022)	[Accounts Payable]	-2.69
7/18/2023	6679	Quadient, Inc.	I/N 60205852 Postage Meter Rent...	Office:Equip	-84.07
7/18/2023	6680	Old Republic Surety ...	LPO1069542 Frederick Becker (F...	Emp:Bond	-450.00
7/20/2023	DE...	Deposit	(FY2023)	Other Inc:Zoning	125.00
			Vendor (FY2023)	Other Inc:Festival 2023:Vendor	110.00
			Sponsor (FY2023)	Other Inc:Festival 2023:Sponsor	500.00
7/24/2023	6681	Duke Power	9100 3284 5041 (Old School) (FY...	[Accounts Payable]	-27.86
7/24/2023	6682	Duke Power{Office}	9100 3284 4818 (FY2022)	[Accounts Payable]	-154.76
7/24/2023	6683	Bucket, Mop, And Br...	I/N OLMC-166 janitorial 7/2023 (F...	Office:Maint:Service	-188.00
7/24/2023	668...	Municipal Insurance ...	08/23 (FY2023)	Emp:Benefits:Life	-60.80
			08/23 (FY2023)	Emp:Benefits:Dental	-76.00
			08/23 (FY2023)	Emp:Benefits:Vision	-14.00
7/24/2023	DE...	Deposit	(FY2023)	Other Inc:Zoning	25.00
			Sponsor (FY2023)	Other Inc:Festival 2023:Sponsor	250.00
7/25/2023	EFT	Point And Pay	Tracy's Country Crafts (FY2023)	Other Inc:Festival 2023:Vendor	25.00
7/28/2023	EFT...	Paychex	Salary 7/23 (FY2023)	Office:Clerk	-3,576.70
			7/23 (FY2023)	Office:Deputy Clerk	-891.00
			Salary 7/23 (FY2023)	Office:Finance Officer	-3,304.10
			Salary 7/23 (FY2023)	Office:Mayor	-500.00

Register Report - Jul 2023

7/1/2023 through 7/31/2023

8/22/2023

Page 2

Date	Num	Description	Memo	Category	Amount
			Salary 7/23(FY2023)	Office:Council	-1,200.00
			Salary 7/23 (FY2023)	Planning:Administration:Salaries	-3,091.66
			FY2023	Emp:FICA:Soc Sec	-778.93
			FY2023	Emp:FICA:Med	-182.17
7/28/2023	EFT...	NC State Treasurer	7/23 LGERS contribution FY2023	Office:Clerk	-228.30
			7/23 LGERS contribution FY2023	Office:Finance Officer	-210.90
			7/23 LGERS contribution FY2023	Planning:Administration:Salaries	-197.34
			7/23 employer contribution FY2023	Emp:Benefits:NCLGERS	-1,861.88
7/28/2023	EFT	Debit Card (Lowe's)	Trimmer, acces., trash bags, glov...	Community:Greenway	-293.96
7/31/2023	EFT	Union County {NCV...	6/23 NCVTS (FY2022)	[State Revenues Receivable]	834.18
7/31/2023	EFT	Union County	6/23 NCVTS Commission (FY2022)	[Accounts Payable]	-24.04
7/31/2023	EFT	Paychex Fees	Fees 7/23 (FY2023)	Emp:Payroll	-188.16
7/31/2023	6685	Verizon Wireless	221474588-00001 (FY2023)	Office:Tel	-111.61
7/31/2023	6686	Duke Power	9100 3284 5207 (FY2023)	Street Lighting	-121.17
7/31/2023	6687	Queen Bee's Pest S...	I/N 6155 Pest Control 7/27/23 (FY...	Office:Maint:Service	-100.00
7/31/2023	DEP	Deposit	#23003 (FY2023)	Other Inc:Festival 2023:Sponsor	50.00
7/1/2023 - 7/31/2023					-37,270.08

TOTAL INFLOWS 5,256.24

TOTAL OUTFL... -42,526.32

NET TOTAL -37,270.08

Accounts Rcvble Activity July 2023

6/30/2023 through 7/31/2023

8/22/2023

Page 1

Date	Description	Memo	Category	Amount
6/30/2023	NC Department of Rev... Sales & Use Distribution 05/23 (FY2022)		Sales Tax:Sales & Use Dist	3,021.81
6/30/2023	Union County {Propert... FY2022		Prop Tax 2022:Receipts 2022:Tax	196.16
	FY2022		Prop Tax 2022:Receipts 2022:Int	13.68
	FY2022		Prop Tax Prior Years:Prop Tax 2021:R...	5.12
	FY2022		Prop Tax Prior Years:Prop Tax 2021:R...	0.29
6/30/2023	NC Department of Rev... Sales & Use Distribution 06/23 ESTIMA...		Sales Tax:Sales & Use Dist	3,230.00
6/30/2023	Union County {NCVTS} 6/23 ESTIMATE (FY2022)		Veh Tax:Tax 2022	697.00
	6/23 ESTIMATE (FY2022)		Veh Tax:Int 2022	0.00
	6/23 Refunds ESTIMATE (FY2022)		Veh Tax:Tax 2022	0.00
6/30/2023	NC Department of Rev... Electric Sales Distribution ESTIMATE 3...		Sales Tax:Electricity	50,500.00
6/30/2023	NC Department of Rev... Video Sales Distribution ESTIMATE 3/3...		Sales Tax:Cable TV	4,500.00
6/30/2023	NC Department of Rev... Telecommunication Sales Distribution ...		Sales Tax:telecommunications	600.00
6/30/2023	NC Department of Rev... Natural Gas Sales Distribution ESTIMA...		Sales Tax:Natural Gas Excise	300.00
6/30/2023	Union County {NCVTS} 6/23 CORRECTION (FY2022)		Veh Tax:Tax 2022	129.05
	6/23 CORRECTION (FY2022)		Veh Tax:Int 2022	6.26
	6/23 Refunds CORRECTION (FY2022)		Veh Tax:Tax 2022	1.87
6/30/2023	NC Department of Rev... 6/23 Sales and Use Tax CORRECTION		Sales Tax:Sales & Use Dist	19.31
7/17/2023	NC Department of Rev... Sales & Use Distribution 5/23 (FY2022)		[Check Min Spgs]	-3,021.81
7/17/2023	Union County {Propert... 6/2023 Property Tax (FY2022)		[Check Min Spgs]	-215.25
7/31/2023	Union County {NCVTS} 6/23 NCVTS (FY2022)		[Check Min Spgs]	-834.18
6/30/2023 - 7/31/2023				59,149.31
TOTAL INFLOWS				63,220.55
TOTAL OUTFL...				-4,071.24
NET TOTAL				59,149.31

Accounts Payable Activity July 2023

6/30/2023 through 7/31/2023

8/22/2023

Page 1

Date	Description	Memo	Category	Amount
BALANCE 6/29/2023				-692.77
6/30/2023	Union County {Property Tax}	6/23 Regular Taxes Commission (FY2022)	Tax Coll:Contract	-2.69
6/30/2023	Union County Water {Office}	A/N 84361*00 (FY2022)	Office:Util	-56.14
6/30/2023	Union County Water {Park}	A/N 91052*00 (FY2022)	Community:Parks & Rec:...	-25.54
6/30/2023	Xerox Corporation	FY2022 ESTIMATE	Office:Supplies	-200.00
		FY2022 ESTIMATE	Community:Newsletter:Pr...	-630.00
6/30/2023	Ken Newell	Welcome Signs 4/23 - 6/23 (FY2022)	Community:Maint	-675.00
6/30/2023	Union County	6/23 NCVTS Commission ESTIMATE (FY20...	Tax Coll:Contract	-25.54
6/30/2023	Duke Power{Office}	9100 3284 4818 (FY2022)	Office:Util	-154.76
6/30/2023	Duke Power	9100 3284 5041 (Old School) (FY2022)	Office:Util	-27.86
6/30/2023	City Of Monroe	A/N 514654 Natural Gas (FY2022)	Office:Util	-23.54
6/30/2023	Union County	6/23 NCVTS Commission CORRECTION (F...	Tax Coll:Contract	1.50
7/10/2023	Ken Newell	Welcome Signs 4/23 - 6/23 (FY2022)	[Check Min Spgs]	675.00
7/11/2023	Union County Water {Office}	A/N 84361*00 (FY2022)	[Check Min Spgs]	56.14
7/11/2023	Union County Water {Park}	A/N 91052*00 (FY2022)	[Check Min Spgs]	25.54
7/17/2023	City Of Monroe	A/N 514654 Natural Gas (FY2022)	[Check Min Spgs]	23.54
7/17/2023	Union County {Property Tax}	6/2023 Commission (FY2022)	[Check Min Spgs]	2.69
7/24/2023	Duke Power	9100 3284 5041 (Old School) (FY2022)	[Check Min Spgs]	27.86
7/24/2023	Duke Power{Office}	9100 3284 4818 (FY2022)	[Check Min Spgs]	154.76
7/31/2023	Union County	6/23 NCVTS Commission (FY2022)	[Check Min Spgs]	24.04
6/30/2023 - 7/31/2023				-830.00
BALANCE 7/31/2023				-1,522.77
TOTAL INFLOWS				991.07
TOTAL OUTFLOWS				-1,821.07
NET TOTAL				-830.00

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July 2023

Revenue Details

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NC Sales & Use Distribution

(Accrued to FY2022-23)

May 2023 Collections

Summary

MUNICIPALITY	ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ART 44 *524	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
UNION	2,610,511.47	1,716,397.23	1,389,628.60	-	106.44	404,888.61	-	-	(428,998.86)	5,692,533.49
FAIRVIEW	1,419.76	933.49	755.77	-	0.06	220.20	-	-	939.83	4,269.11
HEMIBY BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	118,342.46	77,809.53	62,996.11	-	4.83	18,354.84	-	-	78,338.73	355,846.50
LAKE PARK	8,489.58	5,581.85	4,519.17	-	0.35	1,316.73	-	-	5,619.82	25,527.50
MARSHVILLE	13,630.31	8,961.86	7,255.69	-	0.56	2,114.05	-	-	9,022.81	40,985.28
MARVIN	10,787.85	7,092.95	5,742.59	-	0.44	1,673.19	-	-	7,141.19	32,438.21
MINERAL SPRINGS	1,004.95	660.75	534.95	-	0.04	155.87	-	-	665.25	3,021.81
MINT HILL *	47.58	31.28	25.33	-	-	7.38	-	-	31.49	143.06
MONROE	279,449.87	183,736.78	148,756.87	-	11.39	43,342.49	-	-	184,986.40	840,283.80
STALLINGS *	52,948.32	34,813.24	28,185.47	-	2.16	8,212.25	-	-	35,050.01	159,211.45
UNIONVILLE	1,916.37	1,260.00	1,020.12	-	0.08	297.23	-	-	1,268.57	5,762.37
WAXHAW	132,764.61	87,292.01	70,673.31	-	5.41	20,591.70	-	-	87,885.70	399,212.74
WEDDINGTON *	17,707.44	11,642.55	9,426.03	-	0.72	2,746.41	-	-	11,721.73	53,244.88
WESLEY CHAPEL	2,276.44	1,496.75	1,211.80	-	0.09	353.07	-	-	1,506.93	6,845.08
WINGATE	7,281.95	4,787.84	3,876.33	-	0.30	1,129.43	-	-	4,820.40	21,896.25
TOTAL	3,258,578.96	2,142,498.11	1,734,608.14	-	132.87	505,403.45	-	-	-	7,641,221.53

Jurisdiction Collection by Year

Union County
Date Distributed: 6/1/2023 to 6/30/2023

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2021	4.95	0.17	0.29	5.41	0.07	5.34
2022	195.84	0.32	13.68	209.84	2.62	207.22
Total:	200.79	0.49	13.97	215.25	2.69	212.56
Grand Total:	200.79	0.49	13.97	215.25	2.69	212.56

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	81859	07/17/2023	\$212.56

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
06/30/2023	2312 TAXES	TAX/FEE/INT-JUNE 2023	\$212.56



County of Union
 500 North Main Street
 Monroe, North Carolina 28112

Vendor Number	EFT Number	EFT Date
10870	81859	07/17/2023

*** Two Hundred And Twelve Dollars And Fifty-Six Cents ***

\$212.56

Pay To 10870
 The TOWN OF MINERAL SPRINGS
 Order Of PO BOX 600
 MINERAL SPRINGS, NC 28108

**EFT COPY
 NON-NEGOTIABLE**

NCVTS A/P Receipt Distribution
For the month Ending: June

Jurisdiction	Entity	Vendor #	Inv #	Tax & Fee Amt	Int Only Amt	Cmn Cst	Pending Refunds	Net Amt	Status/Check#
001	Union County	0		\$ 1,627,043.70	\$ 16,865.28	\$ (50,505.15)	(\$6,057.49)	\$ 1,587,346.34	No Check
002	Education Operating Fund	0		-	-	-	-	-	No Check
003	Voter Approved Debt Tax	0		358,027.43	3,681.18	(11,113.19)	(1,328.88)	\$ 349,266.54	No Check
004	Education Debt Fund	0		-	-	-	-	-	No Check
005	Economic Development Fund	0		-	-	-	-	-	No Check
011	Countywide Fire Tax	0		51.15	15.33	(1.46)	-	\$ 65.02	No Check
012	Countywide EMS Tax	0		73.09	22.33	(2.08)	-	\$ 93.34	No Check
013	Griffith Rd	0		436.54	1.89	(13.17)	-	\$ 425.26	No Check
014	Stack Rd	0		1,247.72	16.75	(35.55)	-	\$ 1,228.92	No Check
015	Springs Fire Tax	0		9,603.04	82.70	(293.68)	(75.21)	\$ 9,316.85	No Check
016	Fairview	0		3,812.95	29.81	(117.71)	47.21	\$ 3,772.26	No Check
017	New Salem	0		3,502.38	37.04	(107.21)	4.85	\$ 3,437.06	No Check
018	Beaver Lane	0		3,347.43	38.85	(97.06)	2.06	\$ 3,291.28	No Check
019	Bakers	0		7,528.62	72.53	(227.38)	8.22	\$ 7,381.99	No Check
020	Stallings Fire Tax	0		14,355.80	144.67	(454.75)	72.02	\$ 14,117.74	No Check
021	Unionville	0		8,860.37	113.50	(260.03)	8.91	\$ 8,722.75	No Check
022	Wingate	0		4,339.02	52.58	(116.53)	(23.66)	\$ 4,251.41	No Check
023	Hemby Bridge Fire Tax	0		16,605.54	150.10	(520.68)	(18.85)	\$ 16,216.11	No Check
024	Allens Crossroads	0		1,489.54	17.56	(44.12)	5.98	\$ 1,468.96	No Check
025	Jackson	0		1,626.26	16.68	(50.43)	(3.50)	\$ 1,589.01	No Check
026	Wesley Chapel Fire Tax	0		23,532.64	225.24	(775.97)	(74.72)	\$ 22,907.19	No Check
027	Lanes Creek	0		1,451.44	19.05	(40.40)	29.50	\$ 1,459.59	No Check
028	Waxhaw Fire Tax	0		14,118.32	161.93	(461.64)	(41.23)	\$ 13,777.38	No Check
029	Sandy Ridge	0		1,622.68	16.31	(44.57)	(5.26)	\$ 1,589.16	No Check
030	Providence	0		115.60	1.02	(3.72)	-	\$ 112.90	No Check
101	Village of Marvin	1832	VTFNAP2211-1	19,900.33	93.82	(665.32)	-	\$ 19,328.83	
200	City of Monroe	103-7	VTFNAP2211-1	297,031.59	3,099.48	(8,276.31)	(5,873.54)	\$ 285,981.22	
222	Monroe Downtown Service District	103-7	VTFNAP2211-2	195.80	7.66	(5.00)	-	\$ 198.46	
300	Town of Wingate	4064	VTFNAP2211-1	10,770.98	104.85	(291.45)	(98.63)	\$ 10,485.75	
400	Town of Marshville	5861	VTFNAP2211-1	9,807.27	144.98	(266.13)	-	\$ 9,686.12	
500	Town of Waxhaw	8268	VTFNAP2211-1	139,311.94	1,218.73	(4,597.12)	(74.15)	\$ 135,859.40	
600	Town of Indian Trail	2924	VTFNAP2211-1	99,129.58	878.00	(3,062.66)	244.07	\$ 97,188.99	
700	Town of Stallings	4860-2	VTFNAP2211-1	39,938.45	378.71	(1,298.82)	147.78	\$ 39,166.12	
800	Town of Weddington	7518	VTFNAP2211-1	11,957.86	96.37	(389.75)	(45.95)	\$ 11,618.53	
900	Village of Lake Park	1833	VTFNAP2211-1	6,579.02	51.04	(201.74)	(3.71)	\$ 6,424.61	
930	Town of Fairview	19458	VTFNAP2211-1	1,280.27	10.18	(40.05)	1.35	\$ 1,251.75	
970	Village of Wesley Chapel	9262	VTFNAP2211-1	1,685.66	11.32	(54.94)	(6.09)	\$ 1,635.95	
980	Town of Unionville	11530	VTFNAP2211-1	2,080.59	23.81	(60.76)	(4.43)	\$ 2,039.21	
990	Town of Mineral Springs	10870	VTFNAP2211-1	836.05	6.26	(24.04)	1.87	\$ 810.14	
999	Schools	0		1,510.56	457.99	(43.01)	-	\$ 1,925.54	No Check
Total				\$ 2,748,797.21	\$ 28,965.53	\$ (84,563.58)	(\$13,161.48)	\$ 2,675,437.68	
								\$ 621,675.08	AP Total

CHECK

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	82128	07/31/2023	\$810.14

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
06/01/2023	VTFNAP2312-1	CASH RECEIVED JUN 2023 & REFUNDS	\$810.14



County of Union
 500 North Main Street
 Monroe, North Carolina 28112

Vendor Number	EFT Number	EFT Date
10870	82128	07/31/2023

*** Eight Hundred And Ten Dollars And Fourteen Cents ***

\$810.14

Pay To 10870
 The TOWN OF MINERAL SPRINGS
 Order Of PO BOX 600
 MINERAL SPRINGS, NC 28108

**EFT COPY
 NON-NEGOTIABLE**

TOWN OF MINERAL SPRINGS**RESOLUTION DIRECTING THE TOWN CLERK TO INVESTIGATE
A PETITION FOR VOLUNTARY ANNEXATION
RECEIVED UNDER NC G. S. 160A-31****R-2023-02**

WHEREAS, a petition requesting annexation of 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 was received on September 14, 2023 by the Mineral Springs Town Council; and

WHEREAS, NC G. S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings shall take place; and

WHEREAS, the Town Council of the Town of Mineral Springs deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Mineral Springs that the Town Clerk is hereby directed to investigate the sufficiency of the above-described petition, to certify the result of that investigation, and present that certification to the Mineral Springs Town Council.

Adopted this the 14th day of September, 2023.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Town Clerk

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PETITION REQUESTING ANNEXATION

Date: August 27, 2023

To the Town Council of the Town of Mineral Springs:

1. We the owners of real property described in the following pages respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mineral Springs.

2. The area to be annexed is contiguous to the Town of Mineral Springs and the area is more particularly described as follows:

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 and Page numbers: G-929, K-126, N-288, N-353, and N-618.

Specifically, the area consists of the following Union County Tax Parcels:

Parcel # 05-084-002D
Owned by: Brian S. Mehciz & Victoria Mehciz
Address: 6502 Snow White Field Rd
 Waxhaw, NC 28173

Parcel # 05-084-002E
Owned by: John Bruce Morrill, Jr. & Jennifer L. Morrill
Address: 1316 Lookout Cir
 Waxhaw, NC 28173

Parcel # 05-084-002G
Owned by: John L. Pressley & Zeidi Maria Calderon Castro
Address: 7000 Kimberton Dr
 Charlotte, NC 28270

Parcel #s 05-084-002H & 05-084-002J
Owned by: Thomas G. Hendley & Donna Hendley
Address: 315 N Church St
 Waxhaw, NC 28173

Parcel # 05-084-002K
Owned by: Jared J. Bard & Courtney Bard
Address: 6506 Snow White Field Rd
 Waxhaw, NC 28173

Parcel # 05-084-030
Owned by: Norberto Acevedo, Trustee & Alice Vazquez Acevedo, Trustee
Address: 3332 Collins Rd
 Waxhaw, NC 28173

Parcel # 05-084-031
Owned by: Paul Edward Franco, Jr.
Address: 6206 Snow White Field Rd
Waxhaw, NC 28173

Parcel # 05-084-034
Owned by: Robert Andrew Abbajay & Heide Kathrin Abbajay
Address: 6220 Snow White Field Rd
Waxhaw, NC 28173

Parcel #s 05-084-035 & 05-084-036
Owned by: John R. Hayes, Jr. & Mary L. Hayes
Address: 6222 Snow White Field Rd
Waxhaw, NC 28173

Parcel #s 05-084-037 & 05-084-042 & 05-084-043
Owned by: David E. Brooks & Patricia H. Brooks
Address: 6325 Snow White Field Rd
Waxhaw, NC 28173

Parcel # 05-084-039
Owned by: Jeffrey R. Carroll & Teresa A. Carroll
Address: PO Box 189
Indian Trail, NC 28079

Parcel #s 05-084-039A & 05-084-040
Owned by: Ann E. Yochem
Address: PO Box 690
Waxhaw, NC 28173

PETITION FOR VOLUNTARY ANNEXATION

DATE:

To the Council of the Town of Mineral Springs, Union County,
North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05-084-0029

Deed Reference:
deed is attached.

Check if a copy of


Other Description (attach survey or metes and bounds description if necessary)

OWNER #1: (print) Brian Mehcz

ADDRESS: 6502 Snow White Field Rd, 28173

PHONE: 661-932-2951

SIGNATURE

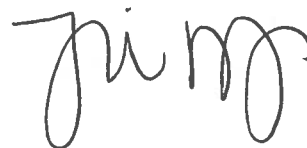


OWNER #2: (print)

ADDRESS: Victoria Mehcz
6502 Snow White Field Road

PHONE: 661-932-2952

SIGNATURE



Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: 8-24-2023

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05-084-002E

Deed Reference: _____ Check if a copy of deed is attached.

Other Description (attach survey or metes and bounds description if necessary)

LOT 15 WAXHAW MEADOWS PLANTATION SUBDIVISION

OWNER #1: (print) JOHN BRUCE MORRILL, JR AND WIFE, JENNIFER L.

ADDRESS: 1316 LOOKOUT CIRCLE WAXHAW, NC 28173 MORRILL

PHONE: 704-562-6056 SIGNATURE J. B. Morrill

OWNER #2: (print) JENNIFER L. MORRILL

ADDRESS: 1316 LOOKOUT CIRCLE WAXHAW, NC 28173

PHONE: 704-996-8898 SIGNATURE Jennifer L. Morrill

Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: 8-24-23

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05084002 G

Deed Reference: _____ Check if a copy of deed is attached.

Other Description (attach survey or metes and bounds description if necessary)

Tract 20 Waxhaw Land Development OPCN 288

OWNER #1: (print) John L. Pressly

ADDRESS: 500 Highland Forest Drive Charlotte NC 28270

PHONE: 704-996-9320 SIGNATURE [Signature]

OWNER #2: (print) Zeidy Maria Calderon Castro

ADDRESS: 500 Highland Forest Drive Charlotte NC 28270

PHONE: 704-649-5034 SIGNATURE [Signature]

Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: 08/26/2023

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05-084-002J & 05-084-002H

Deed Reference: _____ Check if a copy of deed is attached.

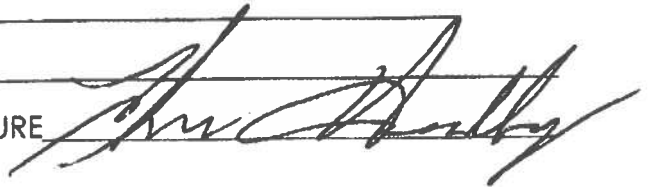
Other Description (attach survey or metes and bounds description if necessary)

OWNER #1: (print) Thomas Hendley

ADDRESS: 315 Church Street - Apartment 403

PHONE: 704-591-0337

SIGNATURE

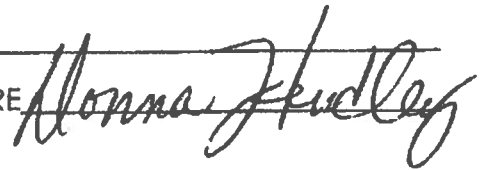


OWNER #2: (print) Donna Hendley

ADDRESS: 315 Church Street - Apartment 403

PHONE: 704-651-6418

SIGNATURE



Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: 8/18/23

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05084002K

Deed Reference: 08023 / 0531 Check if a copy of deed is attached.

Other Description (attach survey or metes and bounds description if necessary)

OWNER #1: JARED BARD

ADDRESS: 6506 SNOW WHITE FIELD RD, WAXHAW, NC 28173

PHONE: 803-431-9578 SIGNATURE 

OWNER #2: COURTNEY BARD

ADDRESS: 6506 SNOW WHITE FIELD RD, WAXHAW, NC 28173

PHONE: 704-651-2926 SIGNATURE 

Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: 8/29/23

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05-084-030

Deed Reference: _____ Check if a copy of deed is attached.

Other Description (attach survey or metes and bounds description if necessary)

OWNER #1: (print) Norbert Acevedo

ADDRESS: 3332 Collins Rd.

PHONE: 917-353-2592 SIGNATURE N. Acevedo

OWNER #2: (print) Alice V. Acevedo

ADDRESS: 3332 Collins Rd.

PHONE: 917-660-2570 SIGNATURE Alice V. Acevedo

Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: 8/27/23

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05084031

Deed Reference: _____ Check if a copy of deed is attached.

Other Description (attach survey or metes and bounds description if necessary)

OWNER #1: (print) Paul Edward Franco Jr.

ADDRESS: 6206 Snow White Field Rd.

PHONE: 631-338-7831

SIGNATURE Paul E Franco Jr.

OWNER #2: (print) _____

ADDRESS: _____

PHONE: _____

SIGNATURE _____

Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: 8/24/2023

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): # 2, # 3, + #4 Waxhaw MEADOWS Plantation OPC 178
Property ID # = 05-084-034 6929

Deed Reference: @ page 3926-763 Check if a copy of deed is attached.

Other Description (attach survey or metes and bounds description if necessary)

OWNER #1: (print) ROBERT Andrew Abbajay
 ADDRESS: 6220 Snow White Field Road, Waxhaw, NC 28173
 PHONE: 423-432-0385 SIGNATURE Robert Abbajay

OWNER #2: (print) Heide K. Abbajay
 ADDRESS: 6220 Snow White Field Road, Waxhaw, NC 28173
 PHONE: 423-619-8588 SIGNATURE Heide Abbajay

Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: _____

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05084036 + 05084035

Deed Reference: _____

Check if a copy of deed is attached.

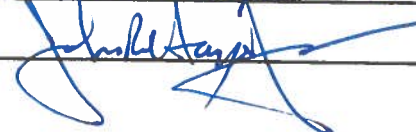
Other Description (attach survey or metes and bounds description if necessary)

OWNER #1: (print) John R. HAYES JR

ADDRESS: 6222 SNOW WHITE FIELD Rd WAXHAW, NC 28173

PHONE: 704-363-8933

SIGNATURE

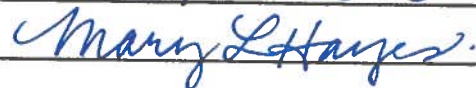


OWNER #2: (print) MARY L. HAYES

ADDRESS: 6222 SNOW WHITE FIELD Rd WAXHAW, NC 28173

PHONE: 704-363-8934

SIGNATURE



Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: August 21, 2023 _____

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 050 840 42 / 050 840 43 / 050 840 37

Deed Reference: _____ Check if a copy of deed is attached.

Other Description (attach survey or metes and bounds description if necessary)

OWNER #1: (print) DAVID E BROOKS

ADDRESS: 6325 SNOW WHITE FIELD RD, WAXHAW NC 28173

PHONE: 864 993-7400 _____

SIGNATURE David E Brooks

OWNER #2: (print) PATRICIA H BROOKS

ADDRESS: 6325 SNOW WHITE FIELD RD, WZXHAW, NC 28173

PHONE: 864 992-7596 _____

SIGNATURE Patricia H Brooks

Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: 8/24/23

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05-084-039

Deed Reference: 7380-687 Check if a copy of deed is attached.

Other Description (attach survey or metes and bounds description if necessary)

Waxhaw Meadows Plantation 10A & 10B

OWNER #1: (print) Jeffrey Ray Carroll

ADDRESS: 3304 Collins Road Waxhaw NC 28173

PHONE: 704 506 4936 SIGNATURE Jeff Carroll

OWNER #2: (print) Teresa Austin Carroll

ADDRESS: 3304 Collins Road Waxhaw NC 28173

PHONE: 704 506 4926 SIGNATURE Teresa Carroll

Check here if there are additional owners and list them and sign on separate sheet.

PETITION FOR VOLUNTARY ANNEXATION

DATE: August 13, 2023

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1. We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).
2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

(2) Tax Parcel Number(s): 05-084-039A, 05-084-040

Deed Reference: _____

Check if a copy of deed is attached.

Other Description (attach survey or metes and bounds description if necessary)

OWNER #1: (print) Ann Elise Yochem

ADDRESS: P.O. Box 690 (mailing address) 6425 Snow White Field Rd

PHONE: 704-516-9507

SIGNATURE Ann Elise Yochem

OWNER #2: (print) _____

ADDRESS: _____

PHONE: _____

SIGNATURE _____

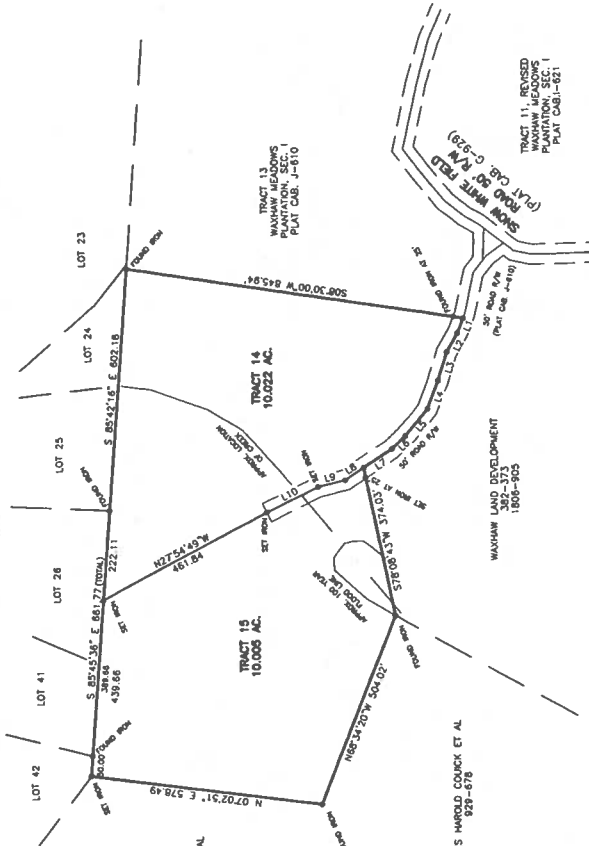
Check here if there are additional owners and list them and sign on separate sheet.

K-126

STATE OF NORTH CAROLINA
 COUNTY OF UNION
 I, Carroll L. Rushing, Notary Public for the County of Union, do hereby certify that the foregoing is a true and correct copy of the original as recorded.
 DATE: 7/25/07
 Notary Public
 My Comm. Expires: _____



LINE	BEARING	LENGTH
L1	N60°00'00"W	41.02
L2	N60°30'34"W	33.64
L3	N73°01'00"W	74.26
L4	N69°12'25"W	75.80
L5	N50°11'40"W	87.80
L6	N33°28'10"W	83.35
L7	N33°28'10"W	83.35
L8	N33°28'10"W	83.35
L9	N13°52'00"W	68.96
L10	N26°06'53"W	112.15



FILED FOR RECORD THIS _____ DAY OF _____ 2007, AT _____ M.,
 IN PLAT C&B _____ FILE _____
 BY _____
 CRYSTAL D. CRUMP, REGISTER OF DEEDS
 ASSY/DEPT.

This plat does not represent a subdivision of land as defined in Part II, Sec. 78 of the subdivision laws of the Union County Land Use Ordinance.
Carroll L. Rushing
 Notary Public

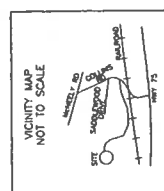
FILED JUL 26 2007 01:56 PM
 UNION COUNTY NC
 PLAT SLIDE 0000K - 0726
 REGISTER
 INSTRUMENT 33587
Carroll L. Rushing
 Notary Public

- NOTES: 1. IRONS ARE SET AT ALL CORNERS UNLESS OTHERWISE NOTED
 2. TAX PARCEL #05-084-002
 3. ZONED: R1-40
 4. MINIMUM LOT DIMENSION CRITERIA:
 -40' FRONT SETBACK
 -40' REAR SETBACK
 -10,000 S.F.
 5. THIS SURVEY IS WITHIN THE FRONT SETBACK AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCEL OF LAND. THE FRONT SETBACK AND ARE EXEMPT FROM UNION COUNTY SUBDIVISION ORDINANCE.

CARROLL L. RUSHING, Notary Public for the County of Union, do hereby certify that this is a true and correct copy of the original as recorded.
 DATE: _____
 Notary Public
 My Comm. Expires: _____



Carroll L. Rushing and Company
 BOUNDARY SURVEY OF TRACTS 14 & 15
 WAXHAW MEADOWS PLANTATION, SEC. 1
 THE PROPERTY OF
 WAXHAW LAND DEVELOPMENT
 JACKSON TOWNSHIP
 UNION COUNTY, N.C.
 DEED 382-373, 1804-905
 DATE: JULY 23, 2007
 Carroll L. Rushing - N.C.R.L.S.
 103 South Hays Street, Monroe, NC 27043-889-5747
 Fax: 252-338-1000
 www.carrollrushing.com



Tab K 03-2819 File 126

NOTICE TO THE PUBLIC
 L. S. H. HUNECUTT, A PROFESSIONAL LAND SURVEYOR,
 CERTIFY TO THE FOLLOWING:
 THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN
 ORDINANCE THAT REGULATES PARCELS OF LAND.
 THIS TRACT IS OVER 10 ACRES AND IS EXEMPT FROM
 THE UNION COUNTY SUBDIVISION ORDINANCE.
 (3) NO HORIZONTAL CONTROL MONUMENT WAS RECOVERED WITHIN
 2000'.
 (4) A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED
 100 YEAR FLOOD ZONE. THE SUBDIVISION MONUMENT DATED 10/18/2008
 TO PERM PLATE 37104433000 DATED 10/18/2008.

DAVID COULCK
 081140048
 0819-7122

TRACT 16
 ALAN AND
 GWEN GARDNER
 6532-893
 PC K FILE 582

TRACT 17
 AREA 14.13 ACRES

TRACT 14
 TAYLOR SEARCEY AND
 TERRY KING
 050840028
 6685-108

TRACT 20
 KATHY AND
 SHAWNA COLLINS
 050400286
 PC N FILE 286

TRACT 18
 WAXHAW LAND DEVELOPMENT
 050840028

TRACT 19
 JOHN AND
 JENNIFER MORRIS
 050840028
 4680-896

TRACT 15
 LORRAINE
 050840028
 4680-896

NOTES:
 (1) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN
 THE AREA OF COUNTY OR MUNICIPALITY THAT HAS AN
 ORDINANCE THAT REGULATES PARCELS OF LAND.
 (2) THIS TRACT IS OVER 10 ACRES AND IS EXEMPT FROM
 THE UNION COUNTY SUBDIVISION ORDINANCE.
 (3) NO HORIZONTAL CONTROL MONUMENT WAS RECOVERED WITHIN
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TRACT 17
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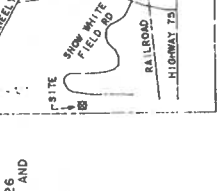
TRACT 14
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TRACT 16
 ALAN AND
 GWEN GARDNER
 6532-893
 PC K FILE 582

BOUNDARY SURVEY
 FOR
 WAXHAW LAND DEVELOPMENT

BEING ALL OF TRACT 17, SECTION 1 OF
 WAXHAW MEADOWS PLANTATION
 JACKSON TOWNSHIP, UNION COUNTY, NORTH CAROLINA

SCALE: 1" = 100'
 DATE: MAY 16, 2017

SURVEYED BY: HUNECUTT SURVEYING COMPANY
 3207 OC WOODHARVEY CHURCH, N.C. 28112
 704/709-7122 PHONE 704/709-7123 FAX

COURSE	BEARING	DISTANCE
L-1	S 33°26'10"E	83.55'
L-2	S 43°33'11"E	46.23'
L-3	S 50°11'40"E	87.88'
L-4	S 69°12'54"E	50.45'
L-5	S 37°08'50"W	65.77'
L-7	S 47°00'42"W	62.49'
L-8	S 22°34'06"W	22.55'
L-9	S 05°44'55"W	72.35'
L-10	S 10°13'21"E	108.93'
L-11	S 14°15'27"E	85.13'

FILED May 18, 2017 02:00 PM
 UNION COUNTY
 PLAT SLIDE 0000N - 0818
 INSTRUMENT 13717
 CRYSTAL GROUP REGISTER OF DEEDS

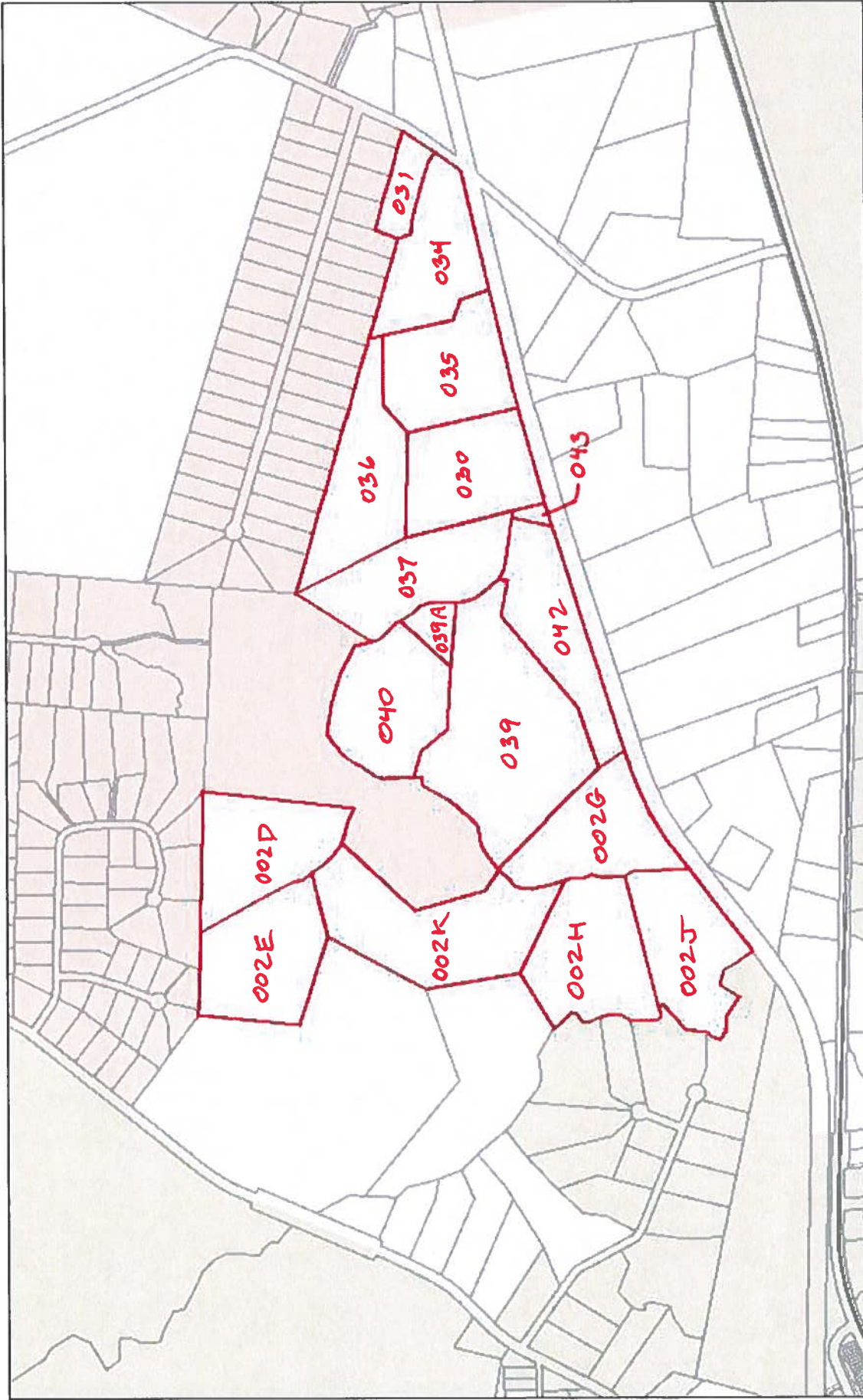
STATE OF NORTH CAROLINA
 COUNTY OF UNION
 I, Shawn Collins, REVIEW OFFICER OF
 UNION COUNTY, DO HEREBY CERTIFY THAT THIS
 INSTRUMENT IS IN ACCORDANCE WITH THE
 REQUIREMENTS FOR RECORDING.
 DATE 5/18/17
 REVIEW OFFICER



GRAPHIC SCALE - FEET

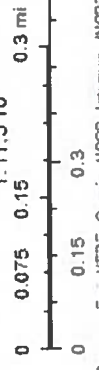
CAB N FILE 618

Waxhaw Meadows Plantation Annexation



August 28, 2023

1:11,318



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: August 31, 2023
Subject: CTP Amendment for Waxhaw Parkway

As we discussed during the May 11, 2023 town council meeting, NCDOT and CRTPO are considering a new Comprehensive Transportation Plan (CTP) alignment for the Waxhaw Parkway. The current route had been moved closer to Mineral Springs in 2017 with little public notice; that route comes very close to the Forest Green and Saddlewood subdivisions in Mineral Springs, cuts through what had been the Story Book Farm in the Waxhaw Meadows Plantation subdivision off of Collins Road, and intersects Highway 75 at Collins Road.

In late 2021, the North Carolina Department of Transportation (NCDOT) initiated a new study to evaluate alternative routes for the leg of the Waxhaw Parkway between Highway 16 in Waxhaw (near the Farmers' Market) and Highway 75. After several meetings involving Waxhaw, Union County, Mineral Springs, and NCDOT, a preferred new alignment was agreed upon. The Mineral Springs Town Council adopted a resolution supporting Union County in initiating this change in the CTP through CRTPO, and also supported initiating a change in the route of the southeastern leg to line up with the proposed new route for the northeastern leg. The first map (which was included in the May 11 agenda packet) immediately following this memo shows the current CTP alignment of the northeastern leg in yellow and the proposed alignment in red; the second map includes the proposed change in the alignment of the southeastern leg.

As part of the public input process, Union County sent out postcards to property owners near both of the alignments and created a survey which was available on the Union County website. The survey, which included space for public comments, ran from July 20 through August 20, 2023. Various other social media platforms had links to the survey, and an informational meeting was held at the Waxhaw Police Department on August 3, 2023. A total of 409 people participated in the survey. Full survey results are available at <https://arcg.is/uvGub0>.

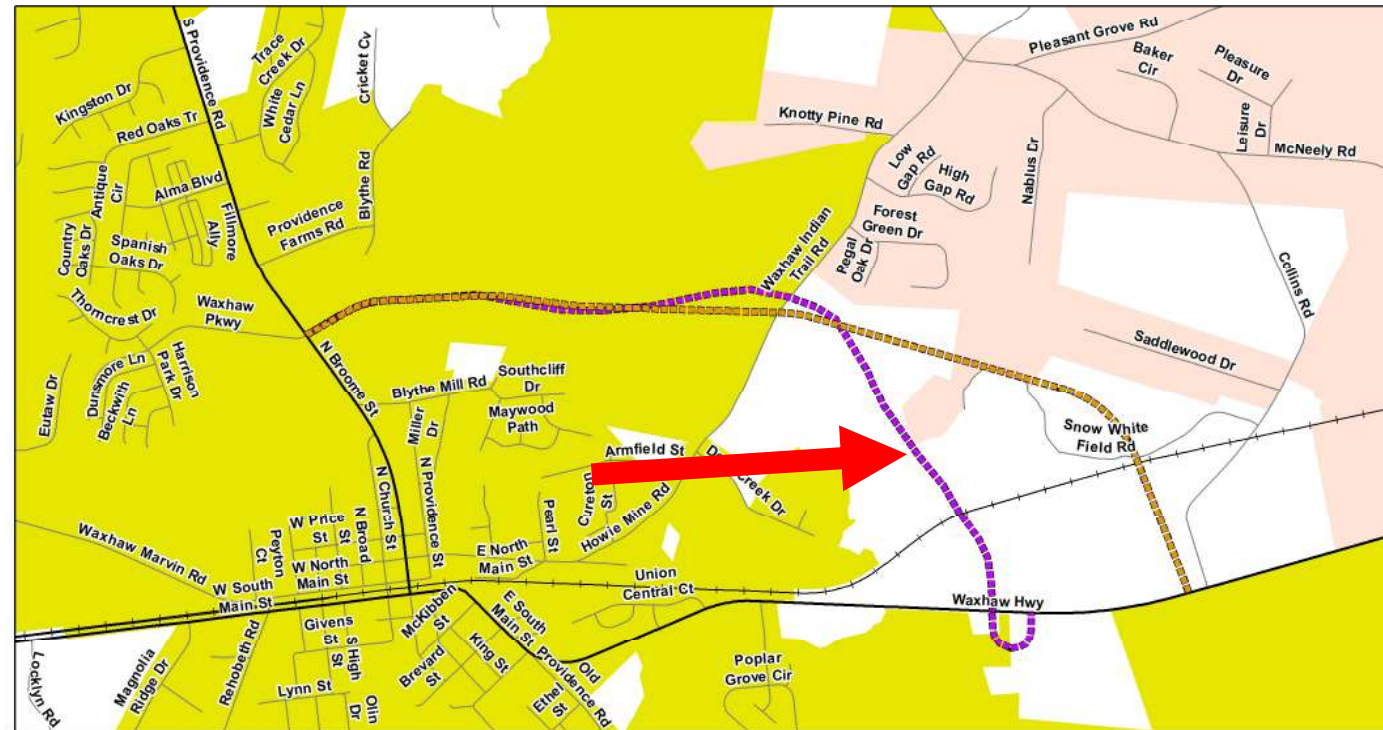
I have included responses to the two most relevant questions ("Is the proposed new route an improvement?" and "Do you want the Waxhaw Parkway to be built?") from three different groups after the first two maps: first, all 409 participants; second, Mineral Springs residents only (14 participants); finally, Mineral Springs and unincorporated Union County residents (76 participants).

Based on the survey results and other factors that are presented after the discussion of those results (primarily that it appears that the Waxhaw Parkway would facilitate and catalyze SO much ultra-high-density new development south of NC Highway 75 extending miles into the rural countryside that the new development would create more traffic problems than the Parkway would ameliorate), I am recommending that the Mineral Springs Town Council adopt a resolution taking a neutral position on the two different CTP routes for the Waxhaw Parkway, and further requesting that CRTPO and NCDOT consider eliminating the northeastern and southeastern legs of the Waxhaw Parkway from the CTP and instead consider alternative strategies such as targeted widening of existing roads, modification of traffic flow patterns, and encouraging the dispersal of existing traffic over a wider area.

Proposed Amendment #1

- New alignment is approximately 2,000 feet west of current CTP alignment
- Current alignment goes through Waxhaw Meadows Plantation and came close to several Mineral Springs subdivisions
- New alignment is close to the one we preferred in 2018

Waxhaw Parkway Proposed CTP Amendment



Legend

- 2017 Waxhaw Parkway (Current Alignment)
- 2023 Waxhaw Parkway (Proposed Alignment)
- Rail
- Mineral Springs
- Waxhaw

Note: The Comprehensive Transportation Plan (CTP) represents the CRTPO region's long-term vision for how the transportation network should evolve to serve residents and employers. The CTP includes four transportation modes: highways and streets; public transportation and rail; bicycle; pedestrian. It assesses the condition of the entire network and serves as a framework for transportation planning efforts at the local and regional scale. The CTP does not include specific projects or improvement schedules, but instead represents the status of the network that may be required to support anticipated growth.

0 500 1,000 2,000 Feet

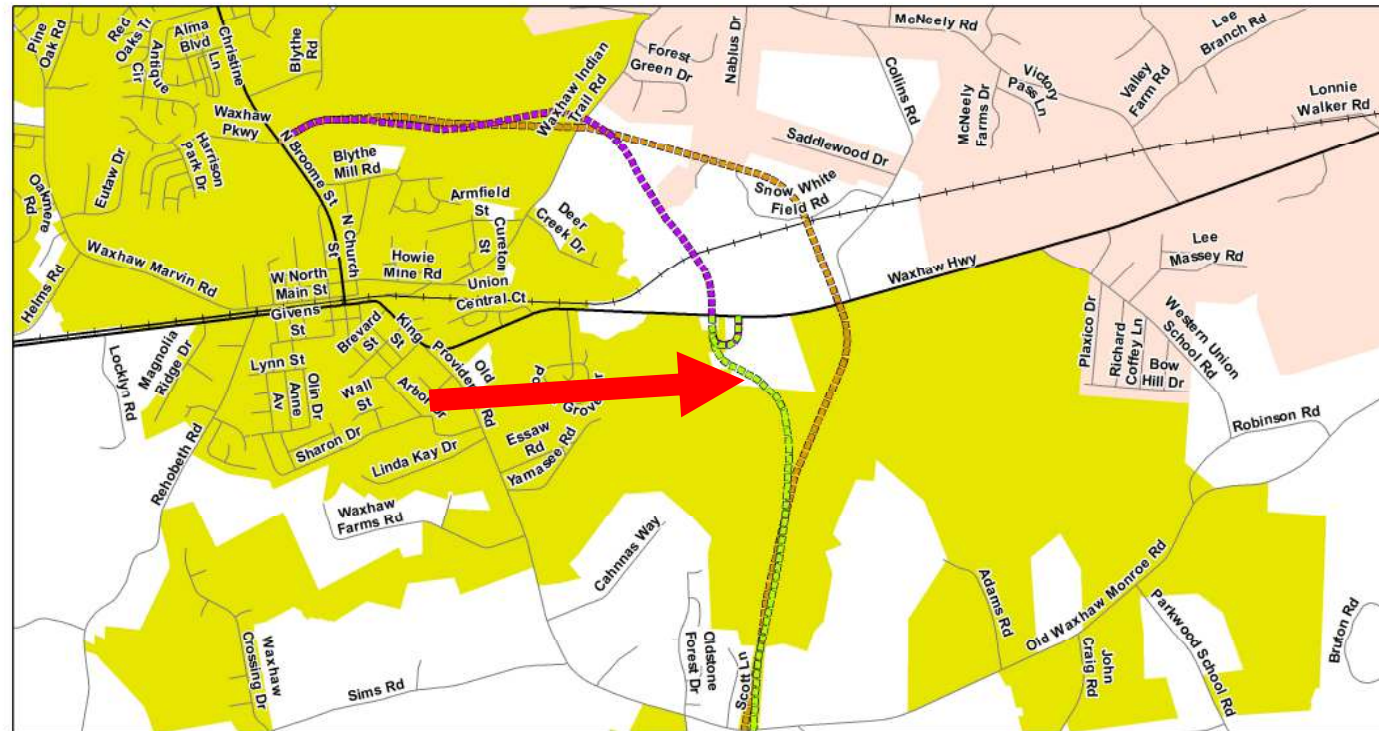
Created on April 11, 2023 by Bjorn E. Hansen, AICP CTP
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



Proposed Amendment #2 (Southern Leg)

- Shift existing CTP alignment (orange) to new alignment (green)
- Requested by Waxhaw to continue corridor south of NC 75
- Does not affect Mineral Springs neighborhoods

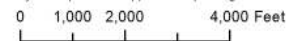
Waxhaw Parkway Amendments



Legend

- 2023 Waxhaw Parkway (Southern Amendment)
- 2023 Waxhaw Parkway (Northern Amendment)
- 2017 Waxhaw Parkway (Current Alignment)
- Rail
- Mineral Springs
- Waxhaw

Note: The Comprehensive Transportation Plan (CTP) represents the CRTPO region's long-term vision for how the transportation network should evolve to serve residents and employers. The CTP includes four transportation modes: highways and streets; public transportation and rail; bicycle; pedestrian. It assesses the condition of the entire network and serves as a framework for transportation planning efforts at the local and regional scale. The CTP does not include specific projects or improvement schedules, but instead represents the status of the network that may be required to support anticipated growth.



Created on April 17, 2023 by Bjorn E. Hansen, AICP CTP
 Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



2003 Waxhaw Parkway Comprehensive Transportation Plan Amendment: Survey Results

All Participants

A total of 409 residents and property owners responded to the survey Union County conducted. Notice that Waxhaw dominated the responses with 258 compared to 14 from Mineral Springs, 62 from unincorporated Union County, and 75 from everywhere else.

The overall result showed a fairly strong preference for the proposed new route (205 agree or strongly agree and 130 disagree or strongly disagree), and also a strong preference to build the Parkway (236 agree or strongly agree and 131 disagree or strongly disagree). While that is a pretty wide margin, it is still slightly surprising that there isn't even MORE desire to build the Parkway since it is being promoted as a "solution" to existing traffic problems within Waxhaw.

Mineral Springs Residents Only

Only 14 Mineral Springs residents responded, so that's not really a large enough sample to be conclusive. Notice that the preference was exactly split 6 – 6 between the existing route and the proposed new route with two "neutrals". But when it came to preference to build the Parkway, Mineral Springs residents were clearly opposed to it by a margin of 8 – 4 with two "neutrals".

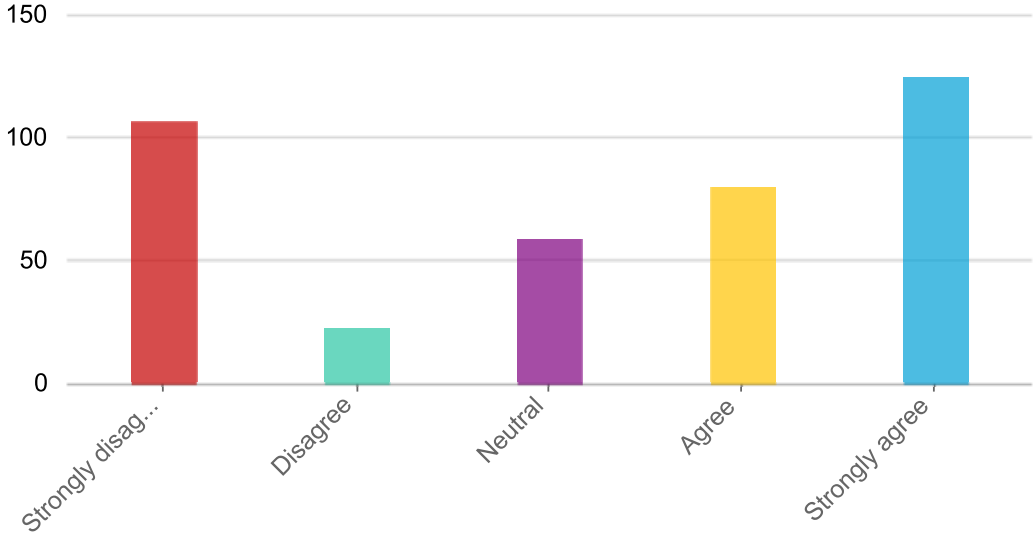
Mineral Springs & Unincorporated Union County

This group is a fairly good representation, and with 76 participants it's a bit more conclusive. With this group, there was a SLIGHT preference for the proposed new alignment over the existing alignment (34 to 33) with a slightly greater opposition to building the Parkway (35 to 33).

2023 Waxhaw Parkway Comprehensive Transportation Plan Amendment

ALL Responses (total 409)

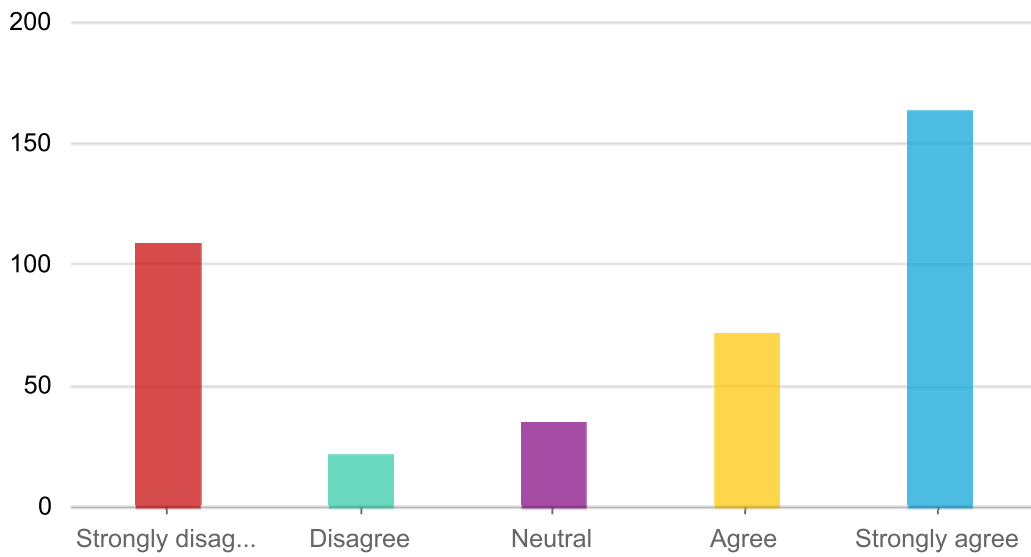
Is the proposed new route an improvement?



Answers	Count	Percentage
Strongly disagree	107	26.16%
Disagree	23	5.62%
Neutral	59	14.43%
Agree	80	19.56%
Strongly agree	125	30.56%

Answered: 394 Skipped: 15

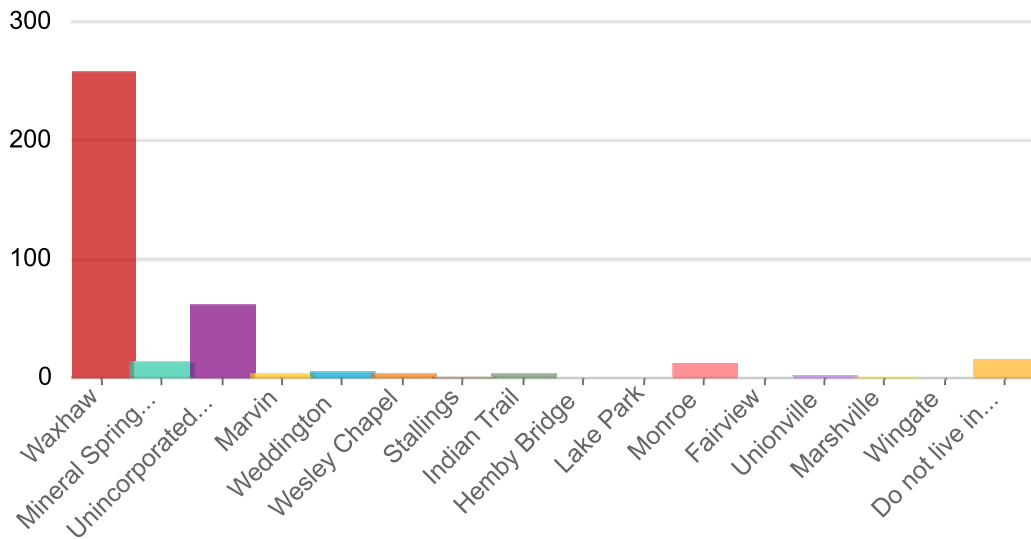
Do you want the Waxhaw Parkway to be built?



Answers	Count	Percentage
Strongly disagree	109	26.65%
Disagree	22	5.38%
Neutral	35	8.56%
Agree	72	17.6%
Strongly agree	164	40.1%

Answered: 402 Skipped: 7

Do you live in a municipality?



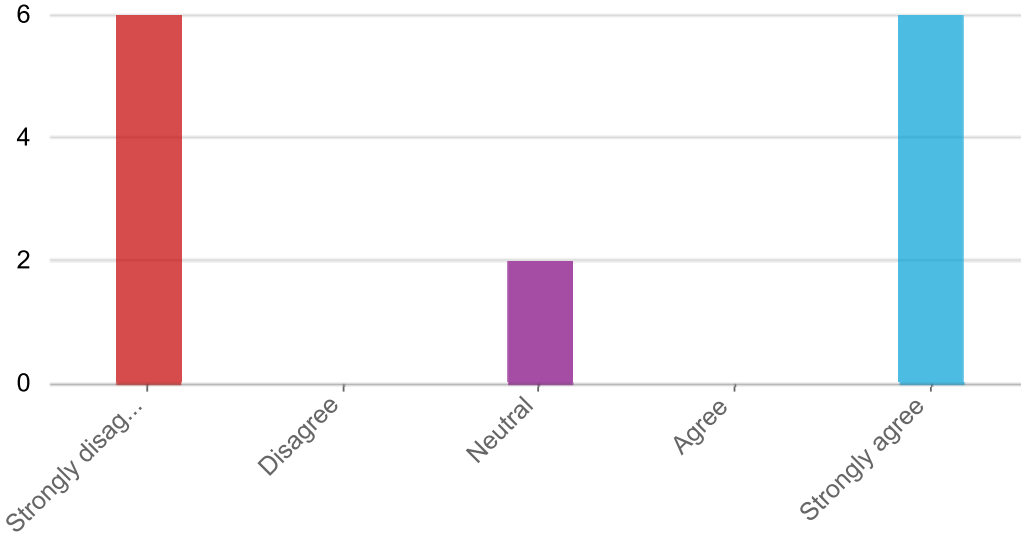
Answers	Count	Percentage
Waxhaw	258	63.08%
Mineral Springs	14	3.42%
Unincorporated Union County	62	15.16%
Marvin	4	0.98%
Weddington	5	1.22%
Wesley Chapel	4	0.98%
Stallings	1	0.24%
Indian Trail	4	0.98%
Hemby Bridge	0	0%
Lake Park	0	0%
Monroe	12	2.93%
Fairview	0	0%
Unionville	2	0.49%
Marshville	1	0.24%
Wingate	0	0%
Do not live in Union County	16	3.91%

Answered: 407 Skipped: 2

2023 Waxhaw Parkway Comprehensive Transportation Plan Amendment

Mineral Springs Responses ONLY (total 14)

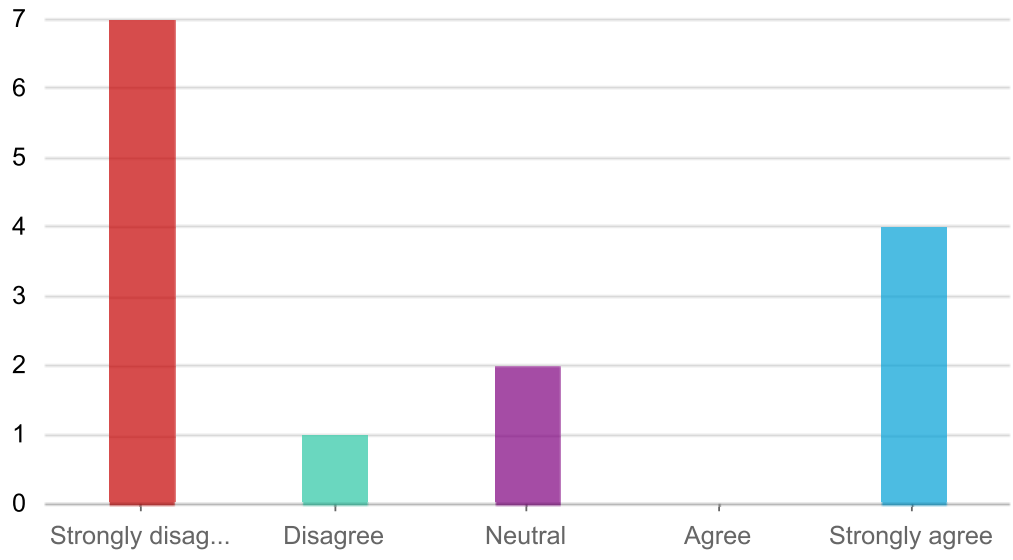
Is the proposed new route an improvement?



Answers	Count	Percentage
Strongly disagree	6	42.86%
Disagree	0	0%
Neutral	2	14.29%
Agree	0	0%
Strongly agree	6	42.86%

Answered: 14 Skipped: 0

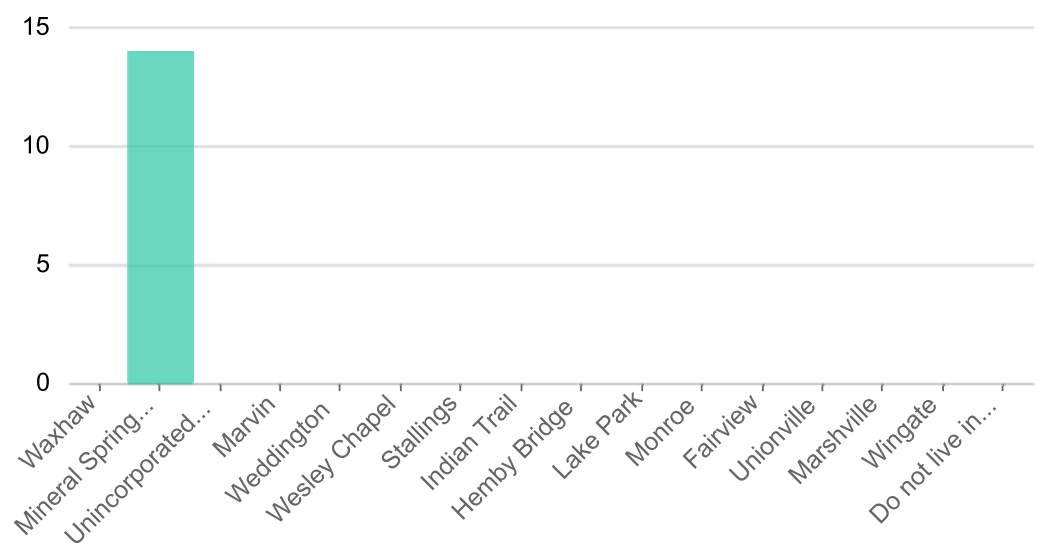
Do you want the Waxhaw Parkway to be built?



Answers	Count	Percentage
Strongly disagree	7	50%
Disagree	1	7.14%
Neutral	2	14.29%
Agree	0	0%
Strongly agree	4	28.57%

Answered: 14 Skipped: 0

Do you live in a municipality?

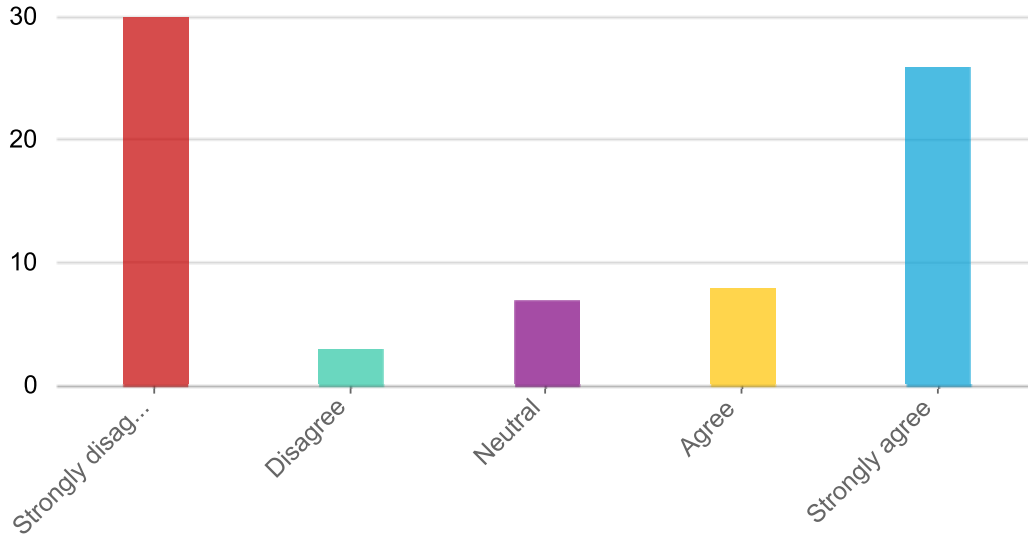


Answers	Count	Percentage
Waxhaw	0	0%
Mineral Springs	14	100%
Unincorporated Union County	0	0%
Marvin	0	0%
Weddington	0	0%
Wesley Chapel	0	0%
Stallings	0	0%
Indian Trail	0	0%
Hemby Bridge	0	0%
Lake Park	0	0%
Monroe	0	0%
Fairview	0	0%
Unionville	0	0%
Marshville	0	0%
Wingate	0	0%
Do not live in Union County	0	0%

Answered: 14 Skipped: 0

2023 Waxhaw Parkway Comprehensive Transportation Plan Amendment Mineral Springs & Unincorporated Union County Only (76 responses)

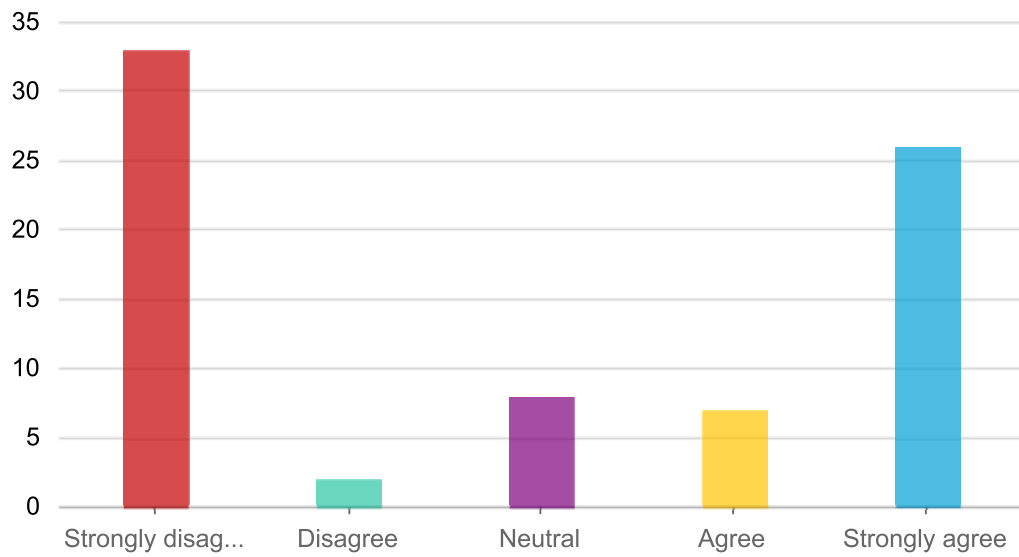
Is the proposed new route an improvement?



Answers	Count	Percentage
Strongly disagree	30	39.47%
Disagree	3	3.95%
Neutral	7	9.21%
Agree	8	10.53%
Strongly agree	26	34.21%

Answered: 74 Skipped: 2

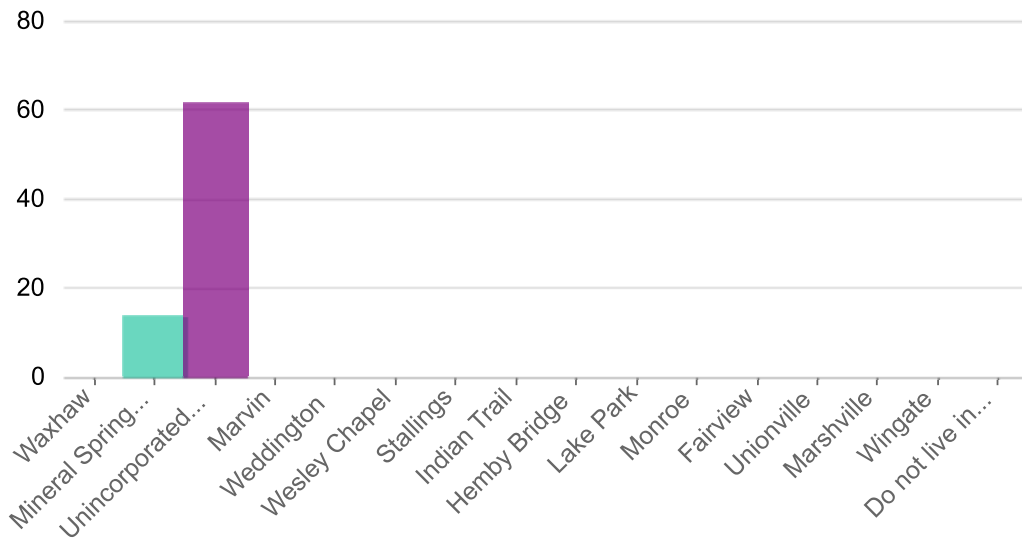
Do you want the Waxhaw Parkway to be built?



Answers	Count	Percentage
Strongly disagree	33	43.42%
Disagree	2	2.63%
Neutral	8	10.53%
Agree	7	9.21%
Strongly agree	26	34.21%

Answered: 76 Skipped: 0

Do you live in a municipality?



Answers	Count	Percentage
Waxhaw	0	0%
Mineral Springs	14	18.42%
Unincorporated Union County	62	81.58%
Marvin	0	0%
Weddington	0	0%
Wesley Chapel	0	0%
Stallings	0	0%
Indian Trail	0	0%
Hemby Bridge	0	0%
Lake Park	0	0%
Monroe	0	0%
Fairview	0	0%
Unionville	0	0%
Marshville	0	0%
Wingate	0	0%
Do not live in Union County	0	0%

Answered: 76 Skipped: 0

Waxhaw Parkway: Additional Considerations

As we studied the the various possible Waxhaw Parkway CTP alignments, it became clearer than ever that the Waxhaw Parkway will serve as a facilitator and catalyst for massive and unsustainable development south of NC Highway 75 extending miles into the rural countryside.

First, the proposed new alignment feeds directly into a 229-acre tract south of NC Highway 75 that was recently annexed into Waxhaw and rezoned from low-density Union County RA-40 and R-20 to ultra-high-density Waxhaw zoning. With its new zoning, this property has the potential for 1,000-1,200 more houses and townhouses. The rezoning was approved on January 23, 2023 which was after the new Waxhaw Parkway alignment was proposed.

In addition, there is another larger tract – 1,259 acres – south of NC Highway 75 just east of that 229-acre tract and contiguous to it. There is currently a proposal – not yet approved – for a massive high-density subdivision on that property that could contain well over 4,000 houses. That property has been “on the radar” for many years, and the current Waxhaw Parkway alignment feeds directly into it. One aspect of the proposed new alignment of the Waxhaw Parkway that appeared to be a benefit to Mineral Springs was that it would be moved approximately 2,000 feet further away from Mineral Springs and away from that 1,259-acre tract. But the current proposal for that property shows a “southeast extension” of the Waxhaw Parkway that would intersect NC Highway right at the Mineral Springs boundary – even closer to Mineral Springs than where the current alignment of the Waxhaw Parkway crosses NC Highway 75. That proposed extension is shown as a solid blue line on the map on the next page.

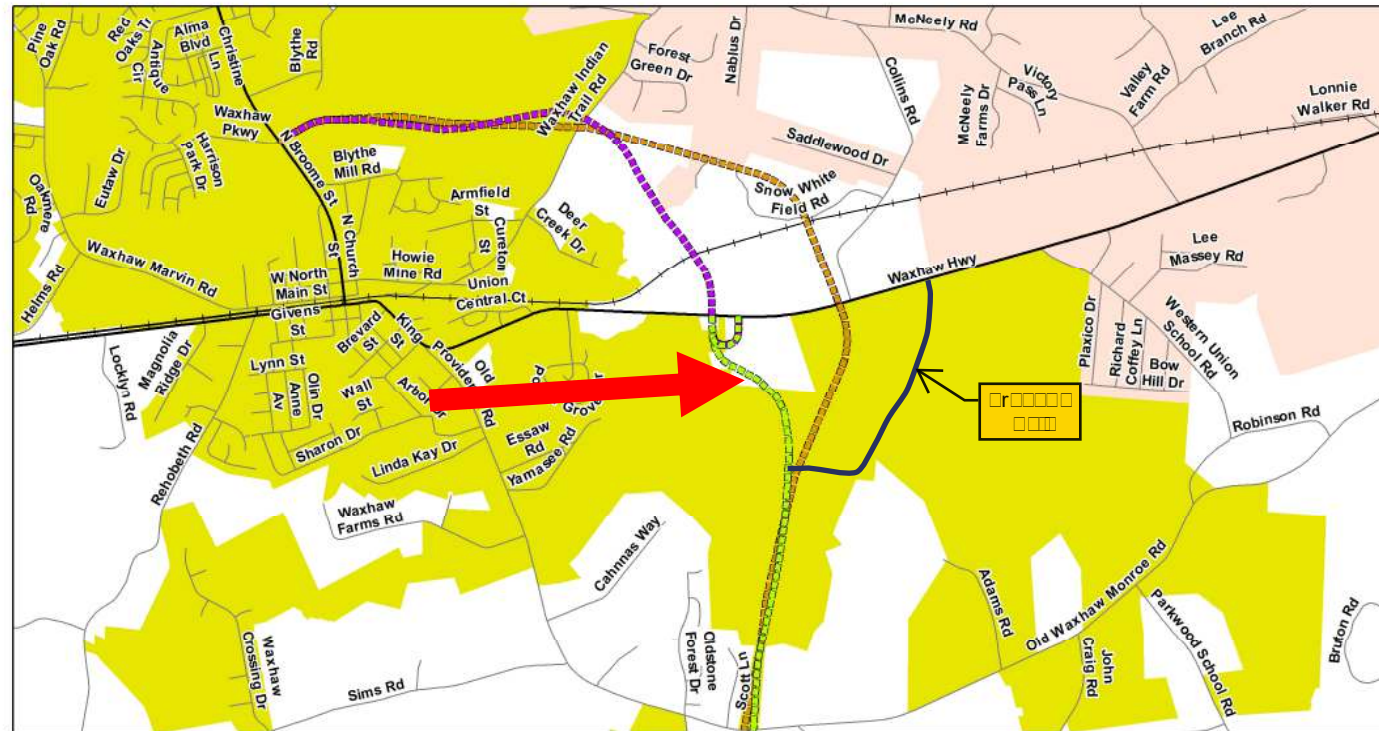
Waxhaw Meadows Plantation: Both the present and the proposed new routes of the Waxhaw Parkway pass through the Waxhaw Meadows Plantation subdivision, one of the most unique conservation-oriented neighborhoods in all of western Union County. The existing route of the Parkway is extremely detrimental to that neighborhood, likely requiring the removal of two to four homes and the splitting of several large parcels into smaller pieces. The proposed new alignment initially seemed slightly better because it would impact fewer properties, but already another home has been built which is directly in the path of the proposed new alignment. Currently only one large tract – the former Storybook Farm – is located in Mineral Springs. However, it is likely that the entire neighborhood will be annexed into Mineral Springs very soon, and it is the preference of ALL residents of Waxhaw Meadows Plantation that the Waxhaw Parkway avoid their neighborhood entirely.

It is becoming increasingly evident that the Waxhaw Parkway has the potential to catalyze a level of high-density urban development that is completely out of keeping with current land uses in the area, development that will not only destroy the quality of life for hundreds of existing residents but that will also generate so much additional traffic that it will cancel out any mobility that the Parkway might provide to the area. It would be prudent to consider eliminating the northeast and southeast legs of the Waxhaw Parkway from the CTP and explore solutions such as targeted road widenings, traffic-flow modifications including one-way streets, and dispersal of traffic more broadly. Building roads that catalyze excessive development in remote rural areas – thereby generating congestion far in excess of any transportation benefit they provide – is increasingly being shown not to be a responsible practice.

Proposed Amendment #2 (Southern Leg)

- Shift existing CTP alignment (orange) to new alignment (green)
- Requested by Waxhaw to continue corridor south of NC 75
- Does not affect Mineral Springs neighborhoods

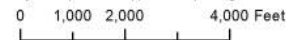
Waxhaw Parkway Amendments



Legend

- 2023 Waxhaw Parkway (Southern Amendment)
- 2023 Waxhaw Parkway (Northern Amendment)
- 2017 Waxhaw Parkway (Current Alignment)
- Rail
- Mineral Springs
- Waxhaw

Note: The Comprehensive Transportation Plan (CTP) represents the CRTPO region's long-term vision for how the transportation network should evolve to serve residents and employers. The CTP includes four transportation modes: highways and streets; public transportation and rail; bicycle; pedestrian. It assesses the condition of the entire network and serves as a framework for transportation planning efforts at the local and regional scale. The CTP does not include specific projects or improvement schedules, but instead represents the status of the network that may be required to support anticipated growth.



Created on April 17, 2023 by Bjorn E. Hansen, AICP CTP
 Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



TOWN OF MINERAL SPRINGS

**RESOLUTION ON PROPOSED AMENDMENT TO THE COMPREHENSIVE
TRANSPORTATION PLAN INVOLVING THE WAXHAW PARKWAY**

R-2023-03

WHEREAS, the Waxhaw Parkway is a future road connecting NC 16 and NC 75 northeast of Waxhaw in western Union County; and

WHEREAS, this road is designated as a boulevard and included in the current Charlotte Regional Transportation Planning Organization (CRTPO) Comprehensive Transportation Plan (CTP); and

WHEREAS, the North Carolina Department of Transportation (NCDOT) recently completed a feasibility and cost estimation study for the proposed road, which recommended a new alignment; and

WHEREAS, the current Waxhaw Parkway traverses Mineral Springs, Waxhaw, and unincorporated Union County; and

WHEREAS, the CTP amendment process requires public input and endorsement of changes by affected jurisdictions; and

WHEREAS, the governing boards of Union County, Waxhaw, and Mineral Springs all endorsed beginning the public input process and at its July 19, 2023 regular meeting the CRTPO board approved a public comment period from July 20, 2023 through August 20, 2023; and

WHEREAS, Union County developed and publicized an online survey seeking public input on the CTP amendment; and

WHEREAS, the Town of Waxhaw hosted a public information meeting at the Waxhaw Police Department on August 3, 2023; and

WHEREAS, 409 residents from throughout Union County including 258 from the town of Waxhaw, 14 from the town of Mineral Springs, and 62 from unincorporated Union County responded to the online survey; and

WHEREAS, the Waxhaw respondents preferred the proposed new alignment over the existing alignment by a margin of 50.12% to 31.78%; and

WHEREAS, the Mineral Springs respondents (albeit a small sample size) were exactly 50-50 split on their preferred alignment; and

WHEREAS, the combined residents of Mineral Springs and unincorporated Union County preferred the proposed new alignment over the existing alignment by a narrow margin of 44.42% to 43.42%; and

WHEREAS, the Mineral Springs residents favored *not* building the Waxhaw Parkway by a 2:1 margin; and

WHEREAS, the combined residents of Mineral Springs and unincorporated Union County favored *not* building the Waxhaw Parkway by a margin of 46.05% to 43.42%; and

WHEREAS, excessive high-density development in the area is already placing additional environmental, mobility, economic, and quality-of-life burdens on the region and its residents; and

WHEREAS, several recent development proposals strongly indicate that the Waxhaw Parkway, particularly the northeastern and southern legs, will facilitate and catalyze rampant undesirable and unsustainable high-density development far out into the rural countryside which will lead to increased burdens on residents including additional congestion due to the “induced demand” phenomenon; and

WHEREAS, on the part of Mineral Springs and unincorporated Union County residents there is no strong preference for one proposed route over the other **and there is a moderate preference for *not* building the Waxhaw Parkway**;

NOW, THEREFORE BE IT RESOLVED that the Mineral Springs Town Council endorses neither the existing alignment nor the proposed new alignment for the northeastern and southern legs of the Waxhaw Parkway and takes a neutral position on the CTP amendment; **and**

BE IT FURTHER RESOLVED that the Mineral Springs Town Council requests that CRTPO and NCDOT consider eliminating the northeastern and southern legs of the Waxhaw Parkway from the Comprehensive Transportation Plan and instead seek alternate mobility solutions for the region including targeted widening of existing roads, modification of traffic flow patterns including the possible introduction of one-way streets, and encouraging the dispersal of traffic over a more widespread network of roads.

Adopted this 14th day of September, 2023.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Town Clerk

Red text is optional. The resolution is only required to endorse one route over the other (or *neither*), but responses from residents of Mineral Springs and unincorporated Union County reflect a fairly strong desire to eliminate the eastern legs of the Waxhaw Parkway and seek less-intrusive transportation solutions that won't promote as much new development.



Town of Mineral Springs
Town Clerk / Zoning Administrator
Vicky Brooks
P O Box 600
Mineral Springs, NC 28108
704-289-5331
704-243-1705 FAX
msvickybrooks@aol.com
www.mineralspringsnc.com

MEMO

To: Town Council
From: Vicky Brooks
Date: September 6, 2023
Re: Agenda Items 7 Consideration of Adopting a Statement of Consistency and/or Inconsistency and Ordinance-2023-02 on the Proposed Text Amendments (TA-2023-02 and TA-2023-03)

The town received a text amendment petition as found in TA-2023-02. The planning board reviewed the request on August 22, 2023 and determined it was not consistent with the Mineral Springs Comprehensive Plan because it was not clear and concise and recommended that the town council not approve the text amendment.

Town staff prepared a modified version of the applicants proposed text amendment as found in TA-2023-03 to make the amendment clear and concise. The planning board reviewed the proposed text amendment on August 22, 2023 and after making a few modifications, they recommended that the town council approve the text amendments.

In the agenda packet, you will find the following for TA-2023-02:

1. Petition for Text Amendment.
2. Table showing the proposed text amendment as requested by the applicant.
3. A Statement of Inconsistency from the planning board.
4. A draft Statement of Consistency for the council to consider adopting.
5. A draft Statement of Inconsistency for the council to consider adopting.

For TA-2023-03:

1. Table/Exhibit 1 showing the proposed text amendments as drafted by staff/planning board.
2. A Statement of Consistency from the planning board.
3. A draft Statement of Consistency for the council to consider adopting.
4. A draft Statement of Inconsistency for the council to consider adopting.

Additionally, there is a draft Ordinance (O-2023-02) for the council to consider adopting either TA-2023-02 or TA-2023-03.

Both TA-2023-02 and TA-2023-03 serve the same purpose, which is to allow a shipping container to be used for storage on a temporary basis; it is up to the council to choose between the two of them, it is one or the other, not both. TA-2023-02 is just not clear and concise enough to set the proper set of guidelines to regulate the temporary use of a shipping container. TA-2023-03 sets specific guidelines for when, where, and for how long a shipping container can be used for storage.

The council has been given a Draft Statement of Consistency and a Draft Statement of Inconsistency for both TA-2023-02 and TA-2023-03, so that you are prepared for both.

Town of Mineral Springs

P.O. Box 600 ~ Mineral Springs, NC 28108
704-243-0505 (office) ~ 704-289-5331 (mobile) ~ 704-243-1705 (fax)

PETITION FOR TEXT AMENDMENT(S) TO THE MINERAL SPRINGS DEVELOPMENT ORDINANCE

Petition Number TA2023-02 Date of Petition 8-15-23

1. Petitioner's Name Christopher K Lee & Leigh Anne Lee

Address 6634 Sadler Rd Mineral Springs NC 28173

Phone 704 254 1799 Fax _____

(Attach a separate sheet showing name, address, and phone of any co-petitioners)

2. State the exact nature of text amendment desired. Please make references to sections, page number, etc. Please make specific references to language that you desire deleted and/or language you desire to be added or to be put in place of deleted language. Interrelated changes may be made a part of the same application. Any change that is not interrelated to this amendment shall require a separate application. An example of an interrelated change is where a change in one section causes the need to change another section. If you need additional space, attach additional page(s).

Change to text amendment ordinance section 4.4.2.2
under no circumstances may a vehicle, tractor trailer,
manufactured home, recreational vehicle, POD, or similar
container be used as an accessory structure.

Text amendment desired. with the exception of a
POD or storage container placed on property temporarily
for storage of building supplies for home. Storage container
to be removed once build is completed or prior to
completion

CK Lee
SIGNATURE OF APPLICANT

8/15/23
DATE

**PROPOSED TEXT AMENDMENT TO THE MINERAL SPRINGS DEVELOPMENT ORDINANCE AS
REQUESTED BY AN APPLICANT
REVIEWED AND NOT RECOMMENDED FOR TOWN COUNCIL APPROVAL
BY THE PLANNING BOARD ON 08/22/23
TA-2023-02**

Article	Section #	Subsection #	Current Language	Amendment
4	4.4.2.2	H	Under no circumstances may a vehicle, tractor trailer, manufactured home, recreational vehicle, POD or similar container be uses as an accessory structure, except for bona fide farms.	Under no circumstances may a vehicle, tractor trailer, manufactured home, recreational vehicle, POD or similar container be uses as an accessory structure, except for bona fide farms. , with the exception of a POD or storage container placed on property temporarily for storage of building supplies for home. Storage container to be removed once build is completed or prior to completion.

TOWN OF MINERAL SPRINGS PLANNING BOARD

STATEMENT OF INCONSISTENCY

Mineral Springs Development Ordinance Article 4

In reference to the proposed text amendments to Article 4 of the Mineral Springs Development Ordinance, as described in TA-2023-02.

The Mineral Springs Planning Board hereby declares the proposed text amendments are "***inconsistent***" with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

1. The proposed amendments to Article 4 is inconsistent with the adopted Mineral Springs Development Ordinance because it is not clear and concise.

RECOMMENDED by the Mineral Springs Planning Board to the Mineral Springs Town Council on this the 22nd day of August, 2023.



Bettylyn Kraft
Bettylyn Kraft, Chairman

Attest:

Vicky A. Brooks
Vicky A. Brooks, CMC, NCCMC, CZO

TOWN OF MINERAL SPRINGS PLANNING BOARD

STATEMENT OF INCONSISTENCY

Mineral Springs Development Ordinance Article 4

In reference to the proposed text amendments to Article 4 of the Mineral Springs Development Ordinance, as described in TA-2023-02.

The Mineral Springs Town Council hereby declares that the proposed text amendments are “***inconsistent***” with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

1. The proposed amendments to Article 4 is inconsistent with the adopted Mineral Springs Development Ordinance, because it is not clear and concise.

ADOPTED by the Mineral Springs Town Council on this the 14th day of September, 2023.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, CMC, NCCMC, CZO

TOWN OF MINERAL SPRINGS TOWN COUNCIL

STATEMENT OF CONSISTENCY

Mineral Springs Development Ordinance Article 4

In reference to the proposed text amendments to Article 4 of the Mineral Springs Development Ordinance, as described in TA-2023-02.

The Mineral Springs Town Council hereby declares the proposed text amendments are “**consistent**” with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

1. The amendments to Article 4 identifies with the “Implementation” of the Mineral Springs Comprehensive Plan to have ongoing updates to the Town’s development regulations; and
2. The amendments to Article 4 identifies with enhancing the Quality of Life by offering a temporary use of a container for storage of building supplies/tools during construction of new residential or renovations on a damaged principal structure thereby keeping the supplies less visible and protected.

ADOPTED by the Mineral Springs Town Council on this the 14th day of September, 2023.

Frederick Becker III, Mayor

Attest:

Vicky Brooks, CMC, NCCMC, CZO

**PROPOSED TEXT AMENDMENT TO THE MINERAL SPRINGS DEVELOPMENT ORDINANCE AS
RECOMMENDED BY STAFF
REVIEWED AND RECOMMENDED FOR TOWN COUNCIL APPROVAL
BY THE PLANNING BOARD ON 08/22/23
TA-2023-03**

4	4.4.4.2	H	Under no circumstances may a vehicle, tractor trailer, manufactured home, recreational vehicle, POD or similar container be uses as an accessory structure, except for bona fide farms.	Under no circumstances may a vehicle, tractor trailer, manufactured home, recreational vehicle, POD or similar container be uses as an accessory structure, except for bona fide farms or as specified in Section 4.4.8.5 (G) .
4	4.4.8.5	G	Title: Promotional Activities for Businesses and description	Temporary Construction Portable Storage Containers – new language shown as Exhibit 1
4	4.4.8.5	G	Promotional Activities for Businesses	H. Promotional Activities for Businesses
4	4.4.8.5	H	Yard Sales / Garage Sales / Estate Sales and description	I. Yard Sales / Garage Sales / Estate Sales and description
4	4.4.8.5	I	Mobile Food Vending Units (Food Trucks) and description	J. Mobile Food Vending Units (Food Trucks) and description
4	Permitted Uses	Table 4.1	Mobile Food Vending Units (Food Trucks) as a Permitted Use in TC, NB, GB, LI, & MU with Supplemental Regulations in 4.4.8.5 (I)	Mobile Food Vending Units (Food Trucks) as a Permitted Use in TC, NB, GB, LI, & MU with Supplemental Regulations in 4.4.8.5 (J)

EXHIBIT 1
STRIKE-THROUGH = DELETIONS
RED PRINT = ADDITIONS

4.4.8.5 TEMPORARY USES (ADMINISTRATIVE APPROVAL)

Temporary structures and uses are permitted subject to this Section and all other provisions of this Ordinance. No portion of the temporary use may be located within the public street right-of-way. Temporary uses shall present proof of property owner approval prior to the issuance of a permit. The site shall have adequate parking for the temporary use in addition to parking for any permanent use located on the property. The following temporary structures and uses shall be permitted subject to the issuance of a Zoning Permit for a temporary use by the Administrator:

- A. Temporary Emergency Dwellings
- B. Temporary Construction Offices
- C. Temporary Seasonal Sale of Agricultural Products
- D. Temporary Non-profit Events
- E. Temporary Residential Development Sales Offices
- F. Temporary Construction Residence

shall a temporary use permit be valid at the same location for a continuous period of greater than 18 months.

G. Temporary Construction Portable Storage Containers

Portable storage containers are subject to the following supplemental regulations:

1. Temporary portable storage containers are permitted with a valid new residential (principal structure) zoning permit and Union County building/construction permit for the subject property for a maximum period of not to exceed six (6) months, which may be renewed provided that the construction has proceeded in a diligent manner, as determined by the administrator. The container shall be removed prior to obtaining a Certificate of Zoning Compliance.
2. Temporary portable containers are permitted with a valid zoning permit and Union County building/construction permit for the subject property for a maximum period of time not to exceed six (6) months if the principal residential structure on the subject lot has been substantially damaged by a disaster (natural or manmade). The administrator is authorized to grant time extensions of otherwise applicable portable storage container time limits. The container shall be removed when repairs are completed or the property will be subject to violations.

3. An approved Temporary Use Permit must be obtained from the town.
4. No more than 1 container may be located on any lot.
5. Containers in residential districts may not exceed 20 feet in length, 8 feet in width, and 8.5 in height on lots of 2 acres or less and 40 feet in length, 8 feet in width, and 8.5 feet in height on lots of 2 acres or more. Containers in nonresidential districts may not exceed 40 feet in length, 8 feet in width, and 8.5 feet in height regardless of lot size.
6. Containers must comply with all setback requirements that apply to principal buildings.
7. Containers may not be placed or located on a required parking space, circulation aisle/lane, or fire access lane.
8. Vertical stacking of containers and stacking of any other materials or merchandise on top of any portable storage container is prohibited. No running gear or transport trailer may be left underneath any portable storage container.
9. Containers are prohibited within landscape areas, required open spaces, stormwater basins, or any other location that may cause hazardous conditions.

H G. Promotional Activities for Businesses

I H. Yard Sales / Garage Sales / Estate Sales

J I. Mobile Food Vending Units (Food Trucks)...

TOWN OF MINERAL SPRINGS PLANNING BOARD

STATEMENT OF CONSISTENCY

Mineral Springs Development Ordinance Article 4

In reference to the proposed text amendments to Article 4 of the Mineral Springs Development Ordinance, as described in TA-2023-03.

The Mineral Springs Planning Board hereby declares the proposed text amendments are "**consistent**" with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

1. The amendments to Article 4 identifies with the "Implementation" of the Mineral Springs Comprehensive Plan to have ongoing updates to the Town's development regulations; and
2. The amendments to Article 4 identifies with enhancing the Quality of Life by offering a temporary use of a container for storage of building supplies/tools during construction of new residential, commercial, or renovations on a damaged principal structure thereby keeping the supplies less visible and protected.

RECOMMENDED by the Mineral Springs Planning Board to the Mineral Springs Town Council on this the 22nd day of August, 2023.



Bettylyn Krafft
Bettylyn Krafft, Chairman

Attest:

Vicky A. Brooks
Vicky A Brooks, CMC, NCCMC, CZO

TOWN OF MINERAL SPRINGS TOWN COUNCIL

STATEMENT OF CONSISTENCY

Mineral Springs Development Ordinance Article 4

In reference to the proposed text amendments to Article 4 of the Mineral Springs Development Ordinance, as described in TA-2023-03.

The Mineral Springs Town Council hereby declares that the proposed text amendments are “**consistent**” with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

1. The amendments to Article 4 identifies with the “Implementation” of the Mineral Springs Comprehensive Plan to have ongoing updates to the Town’s development regulations; and
2. The amendments to Article 4 identifies with enhancing the Quality of Life by offering a temporary use of a container for storage of building supplies/tools during construction of new residential, commercial, or renovations on a damaged principal structure thereby keeping the supplies less visible and protected.

ADOPTED by the Mineral Springs Town Council on this the 14th day of September, 2023.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, CMC, NCCMC, CZO

TOWN OF MINERAL SPRINGS TOWN COUNCIL

STATEMENT INCONSISTENCY

Mineral Springs Development Ordinance Article 4

In reference to the proposed text amendments to Article 4 of the Mineral Springs Development Ordinance, as described in TA-2023-03.

The Mineral Springs Town Council hereby declares the proposed text amendments are “***inconsistent***” with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

1. The proposed amendments to Article 4 identifies negatively with Goal 3 – Enhance Quality of Life by not maintaining the development regulations that preserve scenic views and rural landscapes.

ADOPTED by the Mineral Springs Town Council on this the 14th day of September, 2023.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, CMC, NCCMC, CZO

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE AMENDING THE TEXT OF ARTICLE 4 OF THE
MINERAL SPRINGS DEVELOPMENT ORDINANCE
O-2023-02**

WHEREAS, the Town of Mineral Springs maintains an ordinance concerning numerous development regulations; and

WHEREAS, pursuant to NC General Statutes 160D-601; 160D-604, and Article 3, Section 3.10.1 of the Mineral Springs Development Ordinance, the Mineral Springs Town Council may amend its development regulations after holding a public hearing and after the Mineral Springs Planning Board has had the opportunity to review, comment, and make a recommendation to the Town Council regarding the amendment as well as whether the same is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable; and

WHEREAS, the Mineral Springs Planning Board reviewed the proposed amendments at a regular meeting on August 22, 2023, held in accordance with law; and

WHEREAS, the Mineral Springs Planning Board recommended in a vote of 6 to 0 on August 22, 2023, that the Mineral Springs Town Council adopt the proposed amendments based on implementation of ongoing updates to the town's development regulations and enhancing the quality of life in the Mineral Springs Comprehensive Plan; and

WHEREAS, in accordance with NC General Statute 160D-601 and the provisions set forth in Article 3, Section 3.10.1 of the Mineral Springs Development Ordinance, the Town Council duly advertised and held a public hearing to consider the proposed amendments; and

WHEREAS, after reviewing the written recommendation of the Mineral Springs Planning Board, the proposed amendments, conducting a public hearing on September 14, 2023, and careful review, the Town Council determines that:

1. The amendments to Article 4 identifies with the "Implementation" of the Mineral Springs Comprehensive Plan to have ongoing updates to the Town's development regulations; and
2. The amendments to Article 4 identifies with enhancing the Quality of Life by offering a temporary use of a container for storage of building supplies/tools during construction of new residential, commercial, or renovations on a damaged principal structure thereby keeping the supplies less visible and protected.

NOW THEREFORE, BE IT ORDAINED BY THE MINERAL SPRINGS, NORTH CAROLINA THAT:

Section 1. That this Town Council does hereby adopt the proposed amendments as

outlined in **TA-2023-02 or TA-2023-03** attached hereto.

Section 2. That if any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance; and

Section 3. That all ordinances and clauses of ordinance in conflict herewith be and are hereby repealed to the extent of such conflict.

Section 4. This ordinance is effective upon adoption.

ADOPTED this 14th day of September, 2023.

Frederick Becker III, Mayor

ATTEST:

Vicky Brooks, CMC, NCCMC, CZO



August 15, 2023

TAX CHARGE FOR FISCAL YEAR 2023-2024

TO: Vann Harrell, Tax Administrator for the County of Union

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the 2023 tax records as filed in the Office of Tax Administrator, and in the tax receipts delivered to the Tax Administrator’s Office in August 2023, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be first lien on all real property of the respective taxpayers in the Town of Mineral Springs. You are further authorized, empowered, and commanded to collect the 2023 taxes charged and assessed as provided for by law for adjustments, changes, and additions to the tax records and tax receipts delivered to you which are made in accordance with law.

This Order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property and attach wages and/or other funds of such taxpayers, for and on account thereof, in accordance with the law.

The Tax Charge will be adjusted monthly according to releases, discoveries, and motor vehicle billings.

	Tax Charge	
General Tax		\$80,908.43
Late List Penalties		\$28.43
Total Tax		\$80,936.86

Witness my hand and official seal this _____ day of _____, 2023

Mayor, Town of Mineral Springs



Vann Harrell, Tax Administrator

Attest:

Clerk, Town of Mineral Springs

Tax Administration
500 North Main St. Suite 236
Monroe, NC 28112
T 704.283.3746

unioncountync.gov

TOWN OF MINERAL SPRINGS**RESOLUTION ADOPTING UNION COUNTY
EMERGENCY OPERATIONS PLAN****R-2023-04**

WHEREAS, pursuant to the provisions of Section 160A-461 of the General Statutes of North Carolina, the Town of Mineral Springs is authorized to enter into contracts or agreements with other units of local government to execute any undertaking; and

WHEREAS, the Town of Mineral Springs, Union County, and other municipalities within Union County have developed a Union County Emergency Operations Plan ("EOP") which is a multi-disciplined, all-hazards plan that establishes a comprehensive framework for the management of major emergencies and disasters within the County; and

WHEREAS, the Town of Mineral Springs wishes to enter into an updated EOP with Union County and other entities to continue to provide leadership and support for emergency operations within Union County.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mineral Springs, North Carolina at its regularly assembled meeting of September 14, 2023, that the Council hereby approves the Union County Emergency Operations Plan, which is incorporated herein by reference and made a part hereof.

Adopted this 14th day of September, 2023.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, CMC, NCCMC, Town Clerk