

**Minutes of the
Mineral Springs Town Council
Regular Meeting
January 11, 2024 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in a 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, January 11, 2024.

Present: Mayor Pro Tem Valerie Coffey, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, and Councilwoman Bettylyn Krafft.

Absent: Mayor Frederick Becker III, Councilwoman Janet Critz, and Councilman Jim Muller.

Staff Present: Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin, and Administrative Assistant/Deputy Town Clerk Sharelle Quick.

Visitors: None.

1. Opening

With a quorum present at 7:30 p.m. on January 11, 2024, Mayor Pro Tem Valerie Coffey called the regular meeting to order.

Councilwoman Cureton delivered the invocation.

Pledge of Allegiance.

2. Public Comments

There were no public comments.

3. Consent Agenda – Action Item

Councilwoman Krafft motioned to approve the consent agenda containing the December 14, 2023 Regular Meeting Minutes, the November 2023 Union County Tax Report, and the November 2023 Finance Report, and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

4. Discussion and Consideration of a Nuisance Ordinance – Action Item

Mayor Pro Tem Coffey requested a motion to table this item.

Councilman Countryman motioned that this item number four, decision, discussion, and consideration of a nuisance ordinance be moved to the February meeting. Mayor Pro Tem commented that was due to the fact that Councilman Muller had initiated this item, this was his call, and he was not here to speak. Councilwoman Cureton seconded the motion by Councilman Countryman. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

5. 2023 Zoning and Planning Report

Zoning Administrator Vicky Brooks presented the 2023 Zoning and Planning Report.

Zoning Permits – 29; Foundation Permits – 10; Certificates of Zoning Compliance – 12; Sign Permits – 5; Fence Permits – 4; Accessory Permits – 12; Special Use Permits – 2; Certificates of Nonconformity Adjustments – 2; Zoning Violations – 11; and Planning Board Activity – Continued review of the development ordinance for irregularities and recommending text amendments.

Councilwoman Krafft asked Ms. Brooks if the zoning violations were things that people in the community brought up.

Ms. Brooks responded that most of them were, and she noted that she did not go out looking for them.

Councilman Countryman asked Ms. Brooks how many new homes were built.

Ms. Brooks responded there were 10 new homes and two replacement homes (2803 Tom Laney Road and 4815 Lon Parker Road).

Councilman Countryman asked Ms. Brooks if the new homes were built in existing subdivisions.

Ms. Brooks responded that the addresses of the new homes and replacement homes were shown in the report. The replacement homes were shown with an asterisk.

6. Staff Updates

There were no staff updates.

7. Other Business

There was no other business.

8. Adjournment – Action Item

At 7:37 p.m. Councilman Countryman motioned to adjourn the meeting and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

The next regular meeting will be on Thursday, February 8, 2024 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:


Vicky A. Brooks, CMC, NCCMC, Town Clerk




Valerie Coffey, Mayor Pro Tem