

Mineral Springs 6th Annual Festival

Saturday, September 7, 2019 10:00 a.m. to 4:00 p.m.

The annual Mineral Springs Festival is just around the corner! The festival is a community event and we hope all of our residents come out to enjoy the festivities. In addition, this year the town is celebrating our 20th Anniversary and we will have a special celebration in the afternoon to commemorate the occasion. If you would like to get more involved with the festival, there are volunteer opportunities available and appreciated - your pay will be a free lunch (BBQ or hot dog), free water, a festival volunteer t-shirt and the opportunity to meet with all the festival goers!! There will be craft and food vendors, Melonbelly (an acoustic guitar duo), fire trucks, lots of children's games along with a bounce house, a balloon artist, "I Love Lucy" memorabilia, and the Parkwood High School Band and Chorus. We look forward to seeing you out there. Contact Festival Director Vicky Brooks at 704-289-5331 or msvickybrooks@aol.com for volunteer opportunities. We still have craft vendor spaces and sponsorship opportunities available .

Save the Date - 9/7/19

VISIT US ONLINE AT
MINERALSPRINGSNC.COM



Return Service Requested

Town of Mineral Springs
3506 S. Potter Road
P.O. Box 600
Mineral Springs, NC 28108
704-243-0505

PRESENTED
STANDARD
U.S. POSTAGE
PAID
TOWN OF
MINERAL SPRINGS
PERMIT #2



Town of Mineral Springs

TWENTY-EIGHTH EDITION

NEWSLETTER

JULY 2019

Inside this Issue:

Mineral Springs Development Ordinance continued, Festival Sponsor, I Love Lucy Memorabilia, Festival Sponsorship Opportunities 2

Council Updates, 2019-2020 Approved Budget, Melonbelly, Festival Sponsors 3

Schedule of Events:

August 8, 2019 - 7:30 p.m.
Town Council Meeting

August 27, 2019 - 7:00 p.m.
Planning Board Meeting

September 7, 2019
10:00 a.m. to 4:00 p.m.
Mineral Springs 6th Annual Festival

September 12, 2019 - 7:30 p.m.
Town Council Meeting

September 24, 2019 - 7:00 p.m.
Planning Board Meeting

October 10, 2019 - 7:30 p.m.
Town Council Meeting

October 22, 2019 - 7:00 p.m.
Planning Board Meeting

Email Notifications

If you would like to receive email notifications from the town, including meeting agendas and announcements of special events, please contact Town Clerk Vicky Brooks at msvickybrooks@aol.com.

Town of Mineral Springs
P. O. Box 600
3506 S. Potter Road
Phone: 704-243-0505
Fax: 704-243-1705
Website:
www.mineralspringsnc.com

Mineral Springs Development Ordinance

The Town of Mineral Springs contracted with consultant Benchmark Planning in the summer of 2018 to begin working on updating the Zoning and Subdivision Ordinances in an effort to ensure that they complied with the current state statutory requirements, that they were set up to implement the goals and strategies of the adopted Land Use Plan, that they incorporated best practices, and that they were functioning as intended.

A Steering Committee was appointed by the Town Council with members from the Planning Board, Board of Adjustment, and Town Council. The Steering Committee conducted several meetings reviewing and discussing amendments to the Zoning and Subdivision Ordinances. Ultimately it was decided to combine the two ordinances into one development ordinance, which is called the "Mineral Springs Development Ordinance".

The organizational & formatting changes simplified and organized the Zoning and Subdivision Ordinances into nine articles. One of the purposes of the organizational and formatting changes was to improve document navigation. The Mineral Springs Development Ordinance now includes more tables, diagrams, illustrations, photographs, and flow charts to explain and clarify detailed standards.

The Mineral Springs Development Ordinance reflects recent changes to the North Carolina General Statutes and relevant case law.

Article 1 provides information regarding the purpose of the Mineral Springs Development Ordinance and the statutory authority under which it is adopted and administered.

Article 2 sets forth the structure of how the ordinance is administered and enforced.

Article 3 sets forth the procedures under which permit applications and development proposal are reviewed and approved.

Article 4 establishes Mineral Springs's zoning districts, the uses permitted in each district,

and any requirements for those uses.

Article 5 provides the standards for developing and using a property including density and lot dimensions, environmental and open space standards, landscaping and screening, parking and access, and infrastructure standards.

Article 6 provides building design requirements for multi-family and townhome residential buildings, non-residential buildings with special provisions for industrial buildings, and Town Center district buildings.

Article 7 brings the Town of Mineral Springs into compliance with the Reed vs. Town of Gilbert, AZ, US Supreme Court ruling that sign regulations need to be content neutral in order to uphold the First Amendment of the United States Constitution. All signs are either exempt (incidental, historic, or murals), temporary, permanent, or prohibited.

Article 8 provides for the continuance or discontinuance of nonconforming uses, structures, development sites, and signs.

Article 9 is intended to define terms that are vital to the interpretation of the Ordinance.

Specifically, some of the changes involved included removing the Downtown Overlay, which was in place for certain areas in downtown. The removal of the Downtown Overlay was replaced with the new building design standards for non-residential properties. In coordination with removing the Downtown Overlay, a new Town Center zoning district emerged with slightly elevated building standards.

At the Town Council meeting and public hearing on July 11, 2019, the council approved the Mineral Springs Development Ordinance with the associated zoning map amendments, which become effective on July 12, 2019. Just prior to that adoption, the council reviewed a list of specific amendments that needed council discussion. Those decisions are as follows:

Continued on page 2



Join us for a look back at our favorite redhead.

- Lucy's Authentic Clothing & Show Props
- Photos & Show Clips



Saturday, September 7, 2019

10:00 a.m. to 4:00 p.m.

Inside the Mineral Springs Town Hall Meeting Room

Continued from front page

- ◆ The Board of Adjustment will now hear Special Use Permit (formerly Conditional Use Permit) requests instead of the Town Council hearing them.
- ◆ The Board of Adjustment and the Planning Board will not be combined and will continue as individual boards.
- ◆ Drive-through restaurants will still not be allowed, farmers markets will be allowed in the R20 zoning district with a Special Use Permit, and all retail over 3,000 square feet will require a Special Use Permit.
- ◆ One shed of up to 144 square feet will be permitted on a property of 2 acres or greater without a principal structure.
- ◆ Banquet and event facilities will be allowed on properties of 10 acres or more, but are not allowed in subdivisions with 10 or more lots.
- ◆ Two rows of parking will not be allowed in the front yard of non-residential buildings, as previously regulated.
- ◆ Overflow gravel parking areas are permitted in the rear yard of non-residential properties when all required parking spaces are paved for .
- ◆ Trucks over two axles will be allowed to park in the side or rear yard overnight in residential neighborhoods.
- ◆ Non-residential properties will be allowed to have one (1) feather flag/shark fin sign per property.
- ◆ Daycares accessory to religious institutions or schools are permitted to have more than 25 attendees.

If you have any questions about the new Mineral Springs Development Ordinance, it can be found online at www.mineralspringsnc.com or you may call the town at 704-243-0505.



September 7, 2019

6th ANNUAL FESTIVAL SPONSORSHIP

OPPORTUNITIES

FESTIVAL SPONSOR - \$250

Festival advertising will list your business as a sponsor (i.e. Mineral Springs 6th Annual Festival sponsored by ABC Corporation).

Announce your business to festival attendees six (6) times during the event

Business name or logo on the onsite map/banner

Business name, address, phone number and logo on Mineral Springs Website

Business name and logo in the Mineral Springs Festival Newsletter - 3.5" X 7.5"

10 X 10 space for tent set-up on the day of the festival (optional)

COMMUNITY LEADER - \$150

Announce your business to festival attendees six (6) times during the event

Business name, address, phone number and logo in the Mineral Springs Festival Newsletter - 2.5" X 3.5"

10 X 10 space for tent set-up on the day of the festival (optional)

COMMUNITY SPONSOR - \$50

Announce your business at the opening ceremony Business name, address and phone number in the Mineral Springs Festival Newsletter - 2" X 3"

COMMUNITY FRIEND - \$25

Announce your business at the opening ceremony Business name, address and phone number in the Mineral Springs Festival Newsletter - 1.5" x 2.5"

Highlights from Recent Town Council Meetings

May 9, 2019 - Town Council heard a presentation from Bart Landess of the Catawba Lands Conservancy, considered the 2019-2020 budget and called for a public hearing, passed a resolution opposing Senate Bill 367, and proclaimed May 5, 2019 to May 11, 2019 as Municipal Clerks Week.

June 13, 2019 - Town Council held a public hearing and approved the 2019-2020 budget, held a public hearing and approved a park for Western Union Community Development, heard presentations from Sheila Crunkleton of American Red Cross, Jessie Lindberg of Turning Point, Andrew Friend of Council on Aging, and approved the nonprofit contributions: Catawba Lands Conservancy - \$2,500, Council on Aging - \$2,000, American Red Cross - \$2,000, and Turning Point - \$2,000.

For more a more detailed description of our council meetings, visit our website at www.mineralspringsnc.com to review the minutes of each meeting.



Melonbelly is an award-winning acoustic guitar duo. Shows feature intricate guitar playing, vocal harmony, harmonica, and percussion to a fun variety of songs from early rock & roll, country, classic rock, Motown, beach music, bluegrass and blues to current hits.

Melonbelly will be performing live at the 6th Annual Mineral Springs Festival from 12:00 p.m. to 2:00 p.m. on Saturday, September 7th.



Mineral Springs

2019-2020 Approved Budget

Administrative & General Government: \$327,928.00

Capital: \$32,987.00

Total Appropriations: \$360,825.00

Total Estimated Revenues: \$360,825.00

Property Tax Levy: A tax in the amount of \$0.025 per \$100 of assessed valuation

