



TOWN OF MINERAL SPRINGS

COMPREHENSIVE PLAN

ADOPTED

MAY 15, 2022

ACKNOWLEDGMENTS

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Janet Ridings, Deputy Town Clerk / Tax Collector

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INTRODUCTION TO THE PLAN

1.1 OVERVIEW

The Town of Mineral Springs is a relatively new municipality in fast-growing western Union County, officially becoming an incorporated Town in 1999. At that time, the Town was operating under Union County’s development regulations. In an effort to proactively manage growth, the Town conducted its first resident survey in 2000, which led to the Town adopting its own zoning and subdivision ordinances in 2002. In 2005, the Town was assisted by a Community Planning class from UNC-Charlotte to facilitate a second survey and develop a vision plan. The Mineral Springs Vision Plan, which resulted from the class’ work, included guiding principles that focused on preserving the Town’s rural heritage, traditional design, and conservation of natural resources. As a result, the Town adopted a “conservation by design” vision and has maintained that focus since then, adopting a new Unified Development Ordinance in 2019 that helped implement many of the Vision Plan’s strategies.

With most of the Vision Plan’s strategies implemented, the Town began the process to prepare a new plan. The Mineral Springs Comprehensive Plan establishes a “blueprint” for the future of the Town with a refined vision, goals, and implementation strategies. The Plan considers current trends, previous plans, demographic and economic data, and the community’s desires in order to prioritize actions to fulfill the Town’s vision for the future.

The Comprehensive Plan also satisfies the requirements established in the recently amended local government planning and zoning enabling statutes for North Carolina. During the 2019 Session of the North Carolina General Assembly, the State strengthened the planning statutes, mandating that all local governments who impose zoning regulations have an adopted and reasonably maintained comprehensive plan in place by July 1, 2022. Although not required, the statutes recommend that a comprehensive plan address issues and opportunities facing the local government, the pattern of desired growth and development, civic design, economic development, public services and infrastructure, housing, recreation, natural resources, cultural and archaeological resources, and an evaluation of implementation measures. The Mineral Springs Comprehensive Plan achieves the intent of the new enabling legislation.

1.2 COMPREHENSIVE PLAN PROCESS

The Comprehensive Plan was developed over a ten month period, from August 2021 to May of 2022. During the process, meetings were held with the Steering Committee and the community to develop the plan. The process is outlined in Figure 1.1 below.

▼ **FIGURE 1.1 Planning Process Meetings and Presentations**

Meetings & Presentations	Date
Steering Committee Workshop #1	August 24, 2021
Community Survey	September - October 2021
Steering Committee Workshop #2	November 23, 2021
Steering Committee Workshop #3	January 25, 2022
Public Input Meeting	February 22, 2022
Steering Committee Workshop #4	March 22, 2022
Planning Board Recommendation	April 26, 2022
Town Council Adoption	May 12, 2022

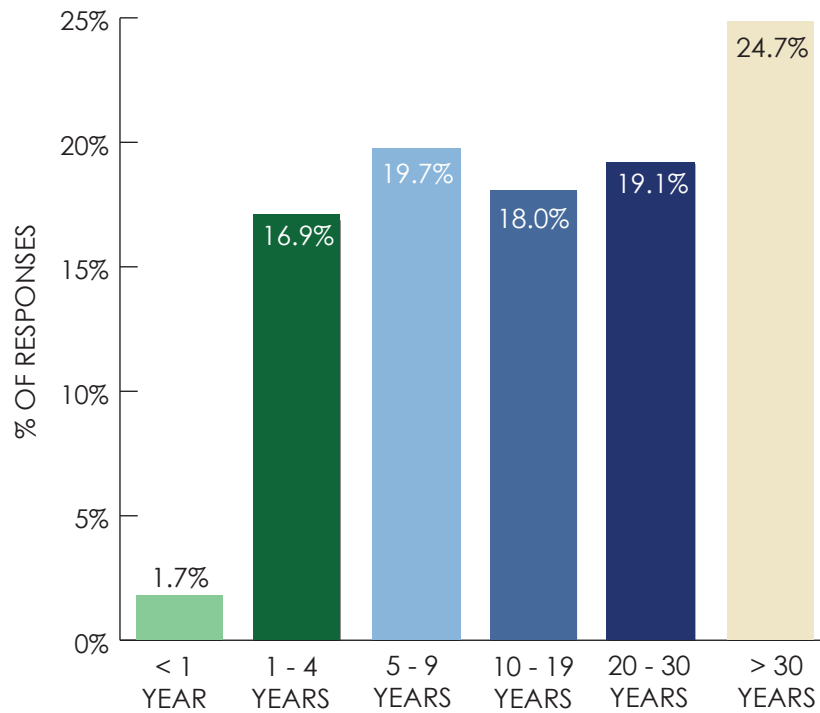
1.3 COMMUNITY SURVEY

During the process, the general public was engaged in a community survey and a public drop-in meeting. The Steering Committee met continuously throughout the planning process with an urban planning consultant to review information gathered during the process to develop the Comprehensive Plan. Toward the beginning of the process, a community survey was made available in paper format. The Town mailed the surveys to all residents and responses were received from 179 people. The survey results assisted in defining residents' perceptions concerning current and future growth in the Town, the types of development they would like to see, opinions about Town services, and a desired vision for the future. A detailed review of the survey results are provided on the following pages. Almost everyone who took the survey is a resident of Mineral Springs, with the majority of respondents living in Mineral Springs for more than 30 years. While very few new residents took the survey, the categories less than 30 years were evenly distributed. No one under the age of 25 took the survey, and the vast majority of respondents were over 36 years old.

▼ FIGURE 1.2 Community Survey Respondents

	Percent of Responses	Number of Responses
I live in Mineral Springs	96.1%	172
I work in Mineral Springs	3.4%	6
I own property in Mineral Springs	52.0%	93
I own a business in Mineral Springs	1.7%	3
Other	2.2%	4
Total Responses		179

▼ FIGURE 1.3 Longevity of Residency



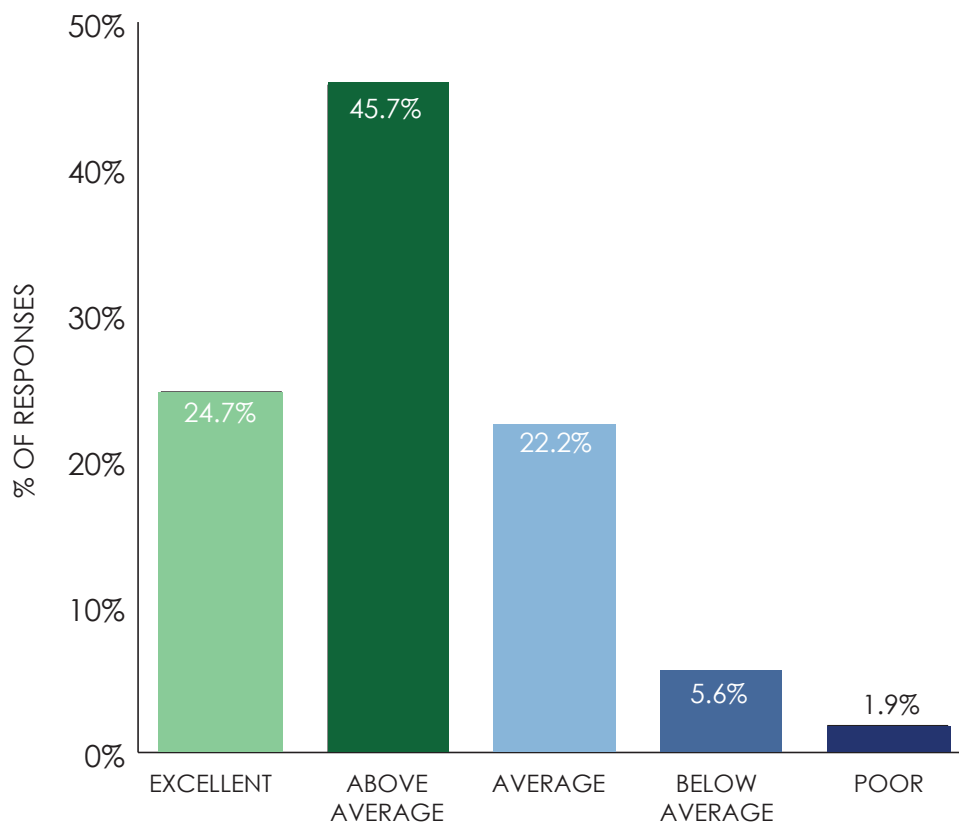
▼ FIGURE 1.4 Respondents' Age Distribution

AGE GROUP	NUMBER OF RESPONSES
Under 18	0
18 - 24	0
25 - 35	7
36 - 50	42
51 - 65	65
Over 65	61

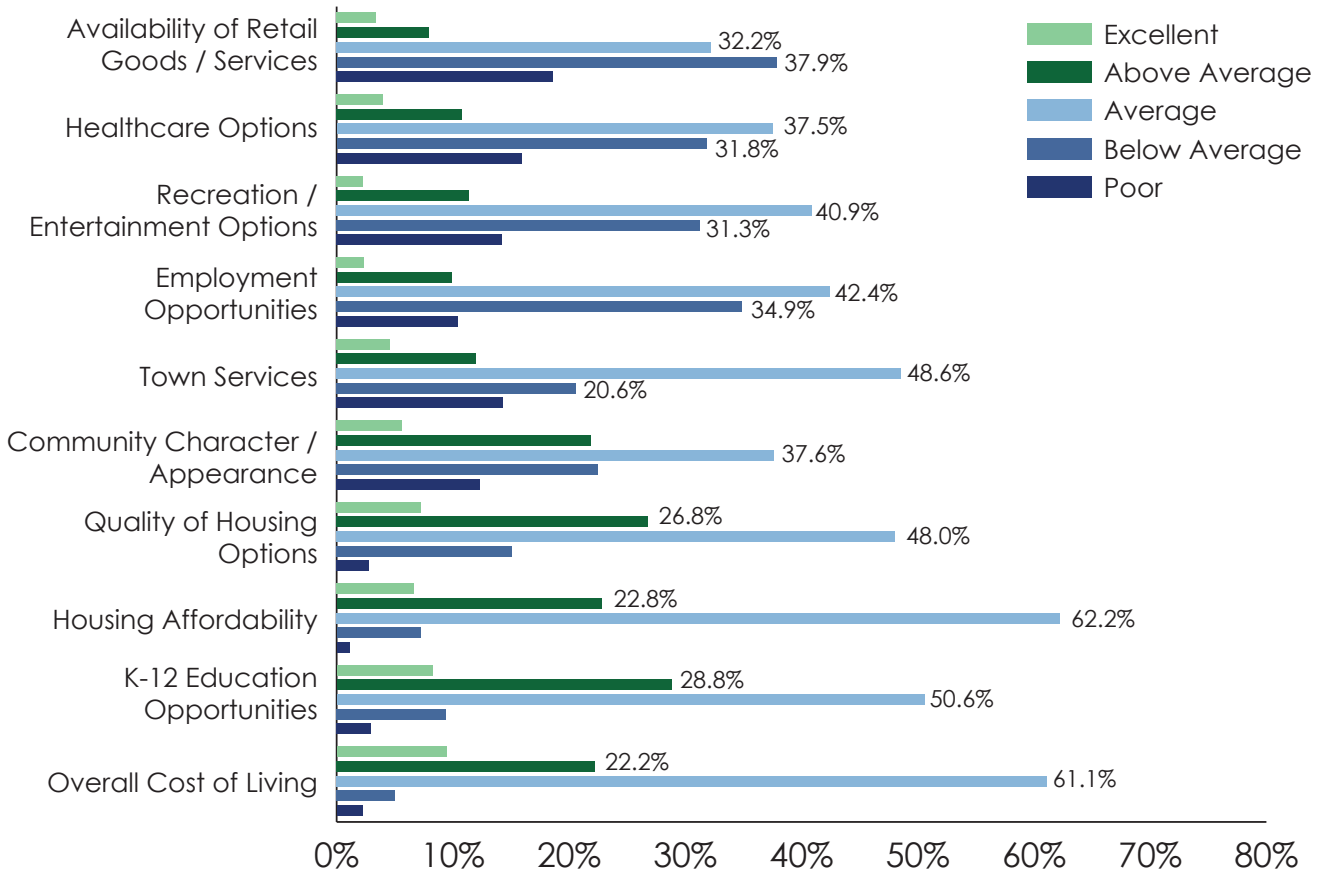
Quality of Life

When asked to describe their quality of life, approximately 70% of the respondents indicated that their quality of life was above average to excellent, with another 22% indicating it was average. Just over 8% of respondents feel that their quality of life is “below average” or “poor.” In terms of specific quality of life factors, survey respondents generally feel that the quality of housing options, housing affordability, K-12 education, and overall cost of living in Mineral Springs are average to excellent. They similarly believe that availability of retail goods / services, healthcare options, recreation / entertainment options, employment opportunities, Town services, and community character / appearance could be improved. Figure 1.6, on the following page, displays the percent of responses received for each factor, along with the weighted average scores shown on the graphic at the bottom of the page.

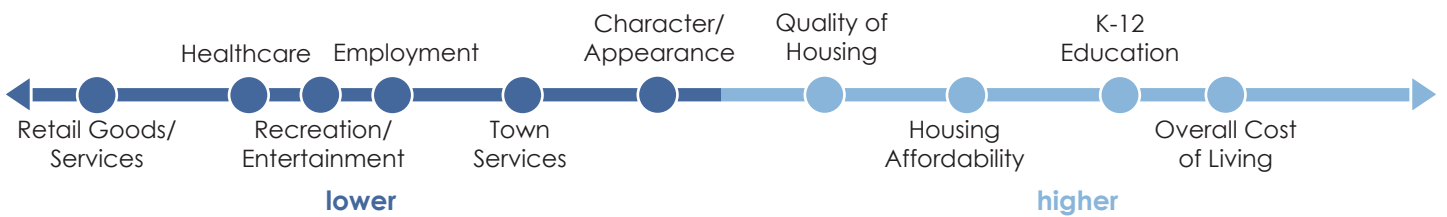
▼ **FIGURE 1.5 Quality of Life**



▼ **FIGURE 1.6 Quality of Life Factors**



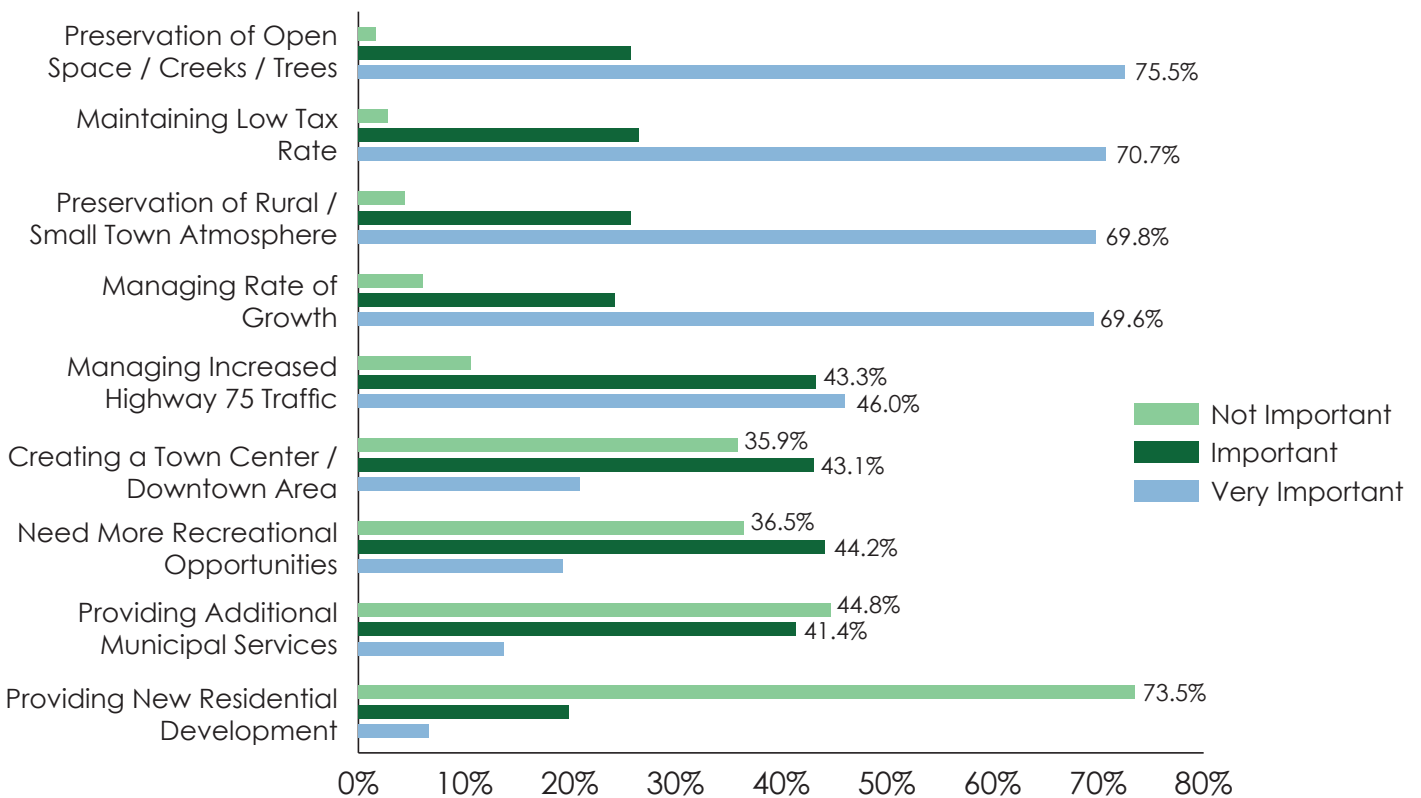
WEIGHTED AVERAGE SCORES



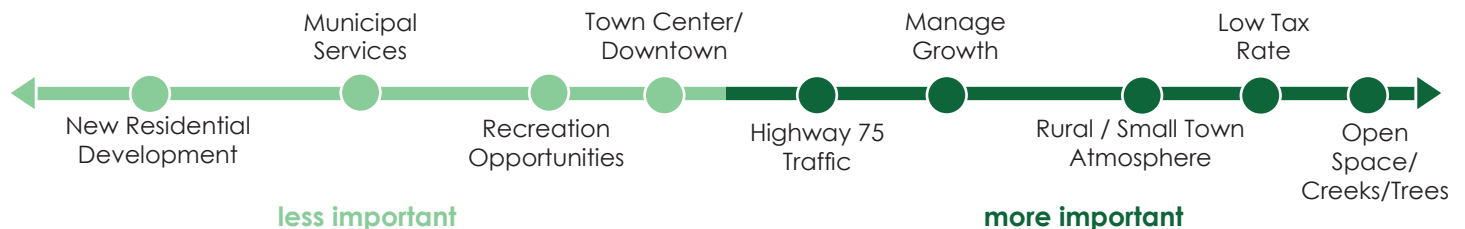
Development

Figure 1.7 shows the percent of survey respondents who identified a list of development-related issues on a range from “not important” to “very important.” The figure is arranged so that the most important issues are on top and the line graphic below shows how these factors are arranged when grouped by weighted average score. Survey respondents placed the greatest importance on preserving open space, creeks and trees; maintaining a low tax rate; preserving a rural / small town atmosphere; managing the rate of growth; and managing increased Highway 75 traffic. The least importance was placed on providing new residential development.

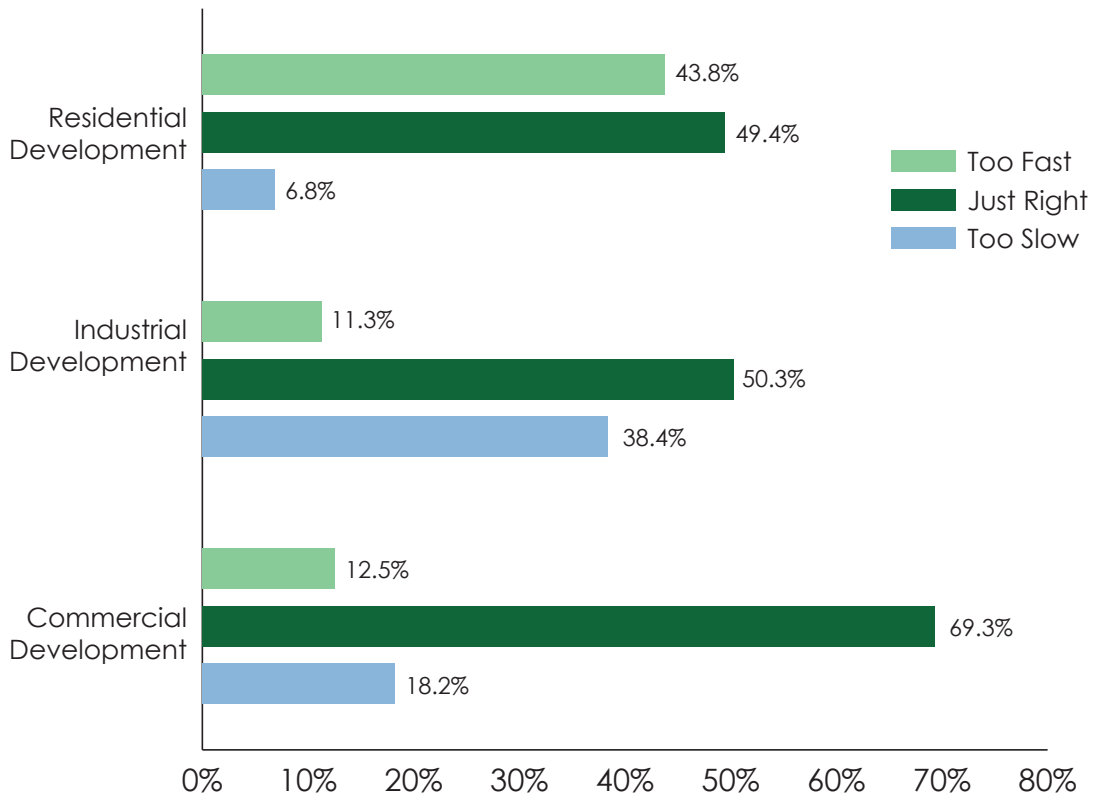
▼ **FIGURE 1.7 Important Development-Related Issues**



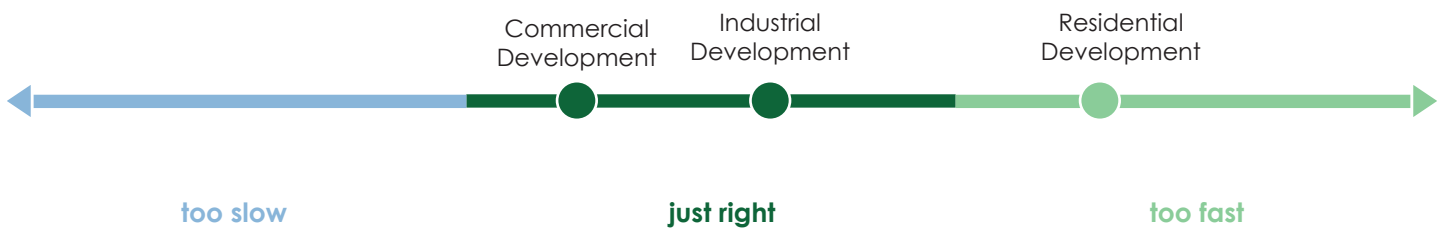
WEIGHTED AVERAGE SCORES



▼ **FIGURE 1.8 Pace of Development**



WEIGHTED AVERAGE SCORES

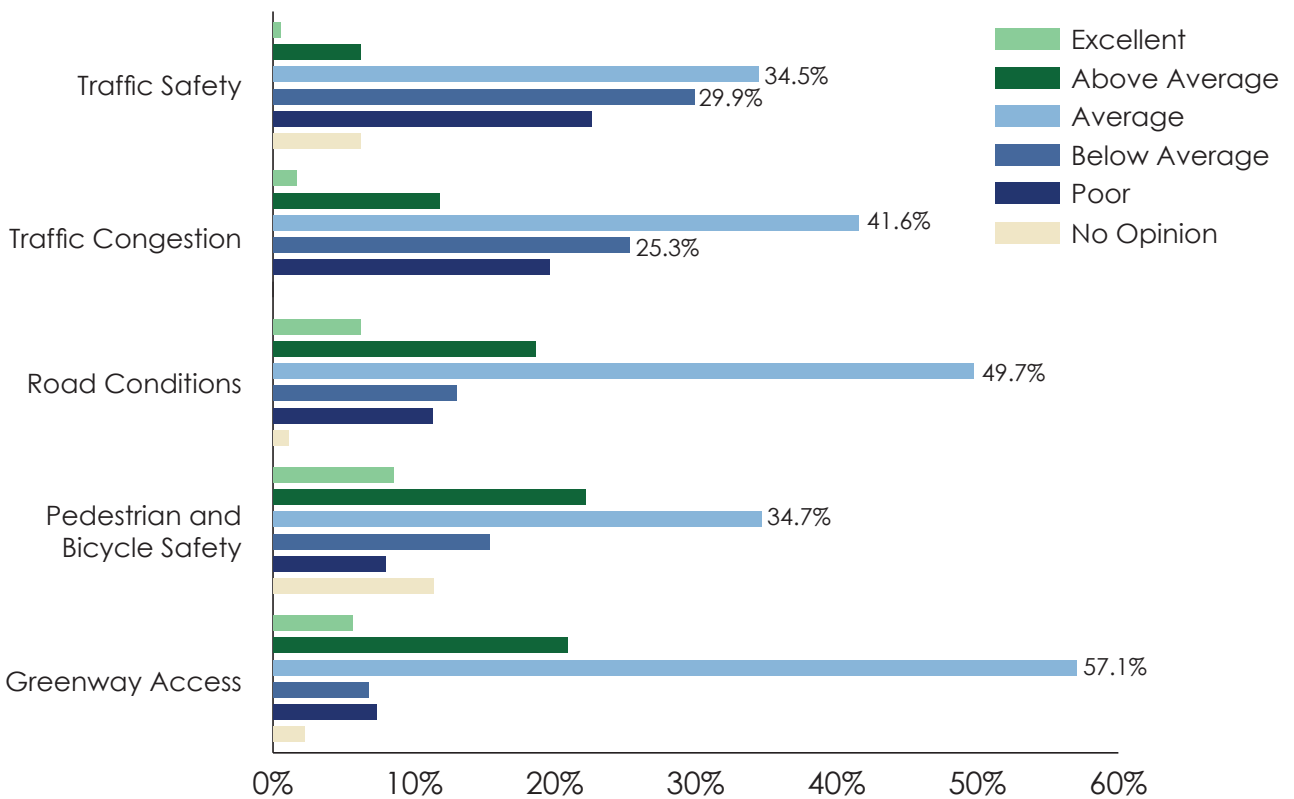


Related to concerns about residential development, about half of survey respondents feel that the pace of residential growth is “just right” while another 44% feel the pace of residential development is “too fast.” Generally, survey respondents feel the pace of all development is about right, with the most interest in increasing industrial development. Almost 40% of survey respondents think industrial growth is occurring too slowly. Though the majority of survey respondents (69%) think that commercial development is occurring at the right pace, there are almost 20% of respondents who believe that commercial development is also occurring too slowly.

Infrastructure

Opinions related to transportation infrastructure in the Town are very broad. Generally speaking, people think that pedestrian and bicycle safety, road conditions, and traffic congestion are below average. They also generally think that greenway access and traffic safety are of average quality. Figure 1.9, below, shows the percent of respondents who selected different ranges of quality for each transportation infrastructure factor in Mineral Springs. Because the responses ranged so broadly, the weighted average ratings for each factor were relatively similar.

▼ **FIGURE 1.9 Mineral Springs' Infrastructure**



WEIGHTED AVERAGE SCORES



Challenges

One of the questions in the community survey asked respondents to identify the three primary challenges facing the Town in the coming years. Figure 1.10 shows a summarized version of the responses received by three or more people. The number one concern is growth and the impacts of development. This is followed by a desire for better access to commercial services, particularly in a concentrated downtown layout; and concerns over the amount of traffic in the area. In addition to increased traffic, many respondents are worried about road maintenance, pot holes, and similar road issues. Other frequently cited concerns include the appearance of the Town, lack of planning for infrastructure, and maintaining the current tax rate.

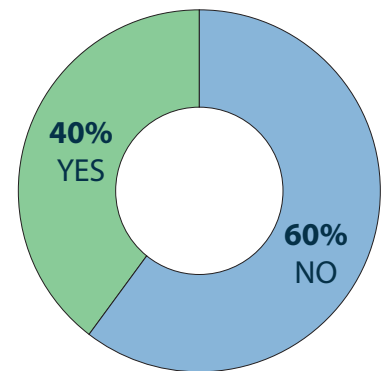
▼ **FIGURE 1.10 Challenges in the Future**

Challenge	Number of Responses
Growth In and Around Town	98
Lack of Commercial Development / Downtown Area	58
Too Much Traffic	49
Poor Road Conditions	34
Aesthetics / Appearance Needs Improvements	27
Code Enforcement / Building Demolition Needed	24
Lack of Infrastructure Planning	17
Taxes Should Stay Low	12
Need More Green Spaces / Recreation	11
Can't Provide Municipal Services Without Tax Increases	11
Speeding / Traffic Enforcement	8
Lack of Sidewalks / Bike Connections	6
Dying from Lack of Growth	6
Keeping Large Lots	4
COVID-19 Impacts and Response	4
Modernization Needed	4
Trash Pick Up (if minimal tax increase occurs)	3
Community Events are Needed	3
Public Education	3

Town Services

Survey respondents were asked to identify their satisfaction with the current services provided by the Town and explain whether or not they would like additional services. The majority of respondents indicated that they would not like any expanded services (explaining that they want to keep the tax rate as it is). There were one dozen respondents interested in trash and recycle pick up, nine interested in improving the park, and eight interested in increasing police presence. All responses received are shown in Figure 1.11. This question was followed by a question asking if residents who are interested in additional services would be willing to pay an increase in property taxes to fund these new services. 60% of those who responded stated “no,” while 40% stated “yes.” It should be noted that about one-third of survey respondents skipped the question regarding tax increases, likely because they were not interested in additional services.

Would you support a tax increase for additional Town services?



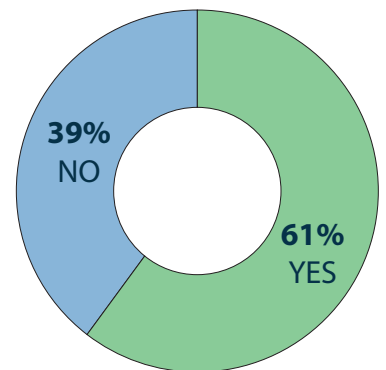
▼ FIGURE 1.11 Satisfaction with Town Services

Town Service	Number of Responses
Everything is Fine / I am Satisfied	95
Trash and Recycle Pick Up Would be Nice	12
Park Could be Improved	9
Police Service Seems Limited / Need More Speed Enforcement	8
Would Like Water and / or Sewer	3
Would Like Property Maintenance Ordinances	3
Don't See Much of What the Town Does	3
Need to Improve Public Facilities	2
Services are Poor	2
People Without Children Shouldn't Pay School Taxes	2
Ordinances are Not Being Enforced	1
Road Repair and Maintenance	1
Would Like Better COVID Protocols in Place	1
School Traffic is an Issue	1
Would Like a Grocery Store	1
Would be Nice if We Had a Higher Fire Protection Class Rating	1
Clean Up Property Between Fire Station and Gas Station	1
Make Downtown More Desirable	1
Wold Like Better Access to Town Hall	1

Town Center

The 2005 Vision Plan examined the creation of a town center development, going so far as to develop a prospective site plan for the area near the Town Hall. To gauge whether this is something residents consider a priority, the 2020 community survey asked respondents whether or not the Town should take a lead role in the creation of a town center / downtown for community gatherings, entertainment, and small business / economic development. Similar to the dividing response on increased taxes, 61% of respondents indicated an interest in the Town creating a town center and 39% were not in favor. There was a follow up question, asking residents to elaborate on the Town’s desired role in the creation of a downtown. Many people skipped this question, though the greatest responses felt zoning and public private partnerships were the most appropriate role for the Town in this effort. All responses received are shown in Figure 1.12.

Would you support the Town taking a lead role in the creation of a town center or downtown?



▼ **FIGURE 1.12** Town’s Role in Creating a Town Center / Downtown

Town’s Role	Number of Responses
Zoning	25
Public Private Partnerships	13
Control Design of Development	9
Whatever the Town Feels is Needed	6
Encourage Commercial Growth	5
Get Residents Involved / Steering Committee / Communication	5
None	5
Small / Local Businesses Only	5
Senior / Community Center	3
Provide Tax Incentives to New Businesses	3
Master Plan It	3
Community Events	2
Support a Business Association / Communicate with Owners	2
Traffic Management / Road Maintenance	2
Provide Zoning Incentives to Attract Investors	2
Don’t Allow Alcohol	2

Community Vision

Figure 1.13 provides a summarized version of the vision statements shared by community survey respondents. Those listed by at least four respondents are shown; though additional requests were made by three or fewer people. The visions expressed ranged broadly in terms of desired improvements (or lack thereof) but the most repeated requests revolved around managing growth and development in a manner that protects the rural characteristics and small town values of Mineral Springs. Additional requests included improving access to commercial goods and services, providing opportunities for residents to spend time in the Town, and hosting community events so that residents can gather with their neighbors.

▼ **FIGURE 1.13 Vision for the Future**

Vision	Number of Responses
Balanced Growth	24
Keep Small Town / Rural Atmosphere	23
Create a Town Center / Main Street / Downtown	22
Slow Down Residential Development	20
Restore / Clean Up Dilapidated Buildings	14
More Retail / Businesses / Shopping	13
Better Roads / Less Traffic	11
More Restaurants	11
Sidewalks and Greater Pedestrian Access	10
Keep it as is / No Growth	10
Develop a Grocery Store	9
Greater Tree and Natural Area Preservation	8
Recreation / Activities for Kids	7
Code Enforcement	7
Greenway Extensions and Better Bike Facilities	7
Keep Taxes Low	6
Sewer Service	6
More Town Events / Community Involvement	6
Large (3 - 5 acre) Lots	5
No Big Box Stores or Fast Food	4
Better Internet Service	4
Water Service	4
Improved Aesthetics	4

1.4 PUBLIC INPUT MEETING

Following a review of background research and community survey results, the Steering Committee worked to define the vision, goals, and implementation strategies for the future of Mineral Springs. These were refined and incorporated into the draft Comprehensive Plan prior to receiving additional public input. The draft Plan was made available at Town Hall and online for review by the public prior to the public input meeting.

On February 22, 2022, a virtual public input meeting was held for residents to provide input on the draft Plan and future land use map. The meeting began with a presentation of the draft plan, including a brief review of the purpose and process for preparing the Plan. During the meeting, participants had a number of questions and comments regarding the overall Plan, and these were considered by the Steering Committee at their meeting on March 22, 2022.

1.5 PLAN ORGANIZATION

This plan is organized into three primary sections:

- Section One - Introduction to Plan
- Section Two - Mineral Springs' Existing Conditions
- Section Three - Mineral Springs' Plan for the Future

Section One, Introduction to the Plan, was intended to provide a general overview of the planning process utilized to prepare the Comprehensive Plan. This section also included a summary of the public engagement process. Section Two, Mineral Springs' Existing Conditions, provides background information on the history of the community, information about the population, the economy, housing, transportation, environmental features, land use and zoning, and an overview of the Town's services. Each of these elements influence how the Town will develop in the future. Section Three, Mineral Springs' Plan for the Future, outlines the vision, goals, and implementation strategies guiding the future direction for the Town over the next five to ten years. Each goal includes strategies for implementing the overall Plan. Section Three also includes the future land use map, which will guide land use development policy and related decisions by the Planning Board and the Town Council moving forward.

2

MINERAL SPRINGS' EXISTING CONDITIONS

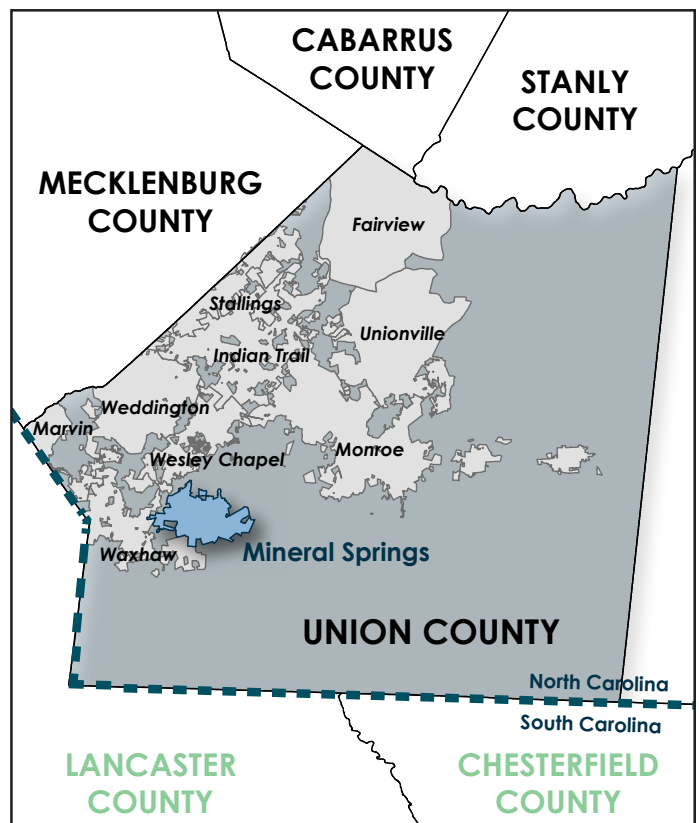
2.1 OVERVIEW

This section includes a review of the overall existing conditions, demographic and economic trends, and physical development attributes that will shape the future of the Town. A summary of the background information that was utilized by the Steering Committee as a foundation for preparing the Plan is presented on the pages that follow.

2.2 GEOGRAPHIC LOCATION AND HISTORY

Incorporated in 1999, the Town of Mineral Springs is located in southeastern Union County, between the Town of Waxhaw and the City of Monroe. The municipal limits of Mineral Springs, which comprise about eight square miles, make up the Study Area for this Plan, as illustrated on the following page. The Town and its surrounding communities are greatly influenced by the growth of the City of Charlotte, just northwest of Union County. In fact, the Town incorporated in an effort to maintain itself as a predominantly rural community in the face of encroaching suburban development. Since Mineral Springs' incorporation, Union County has almost doubled its population and a few adjacent communities, such as Wesley Chapel and Waxhaw have seen even greater rates of growth. While Mineral Springs' population has grown to just over 3,000 people over the past twenty years, it maintains a smaller population than adjacent municipalities.

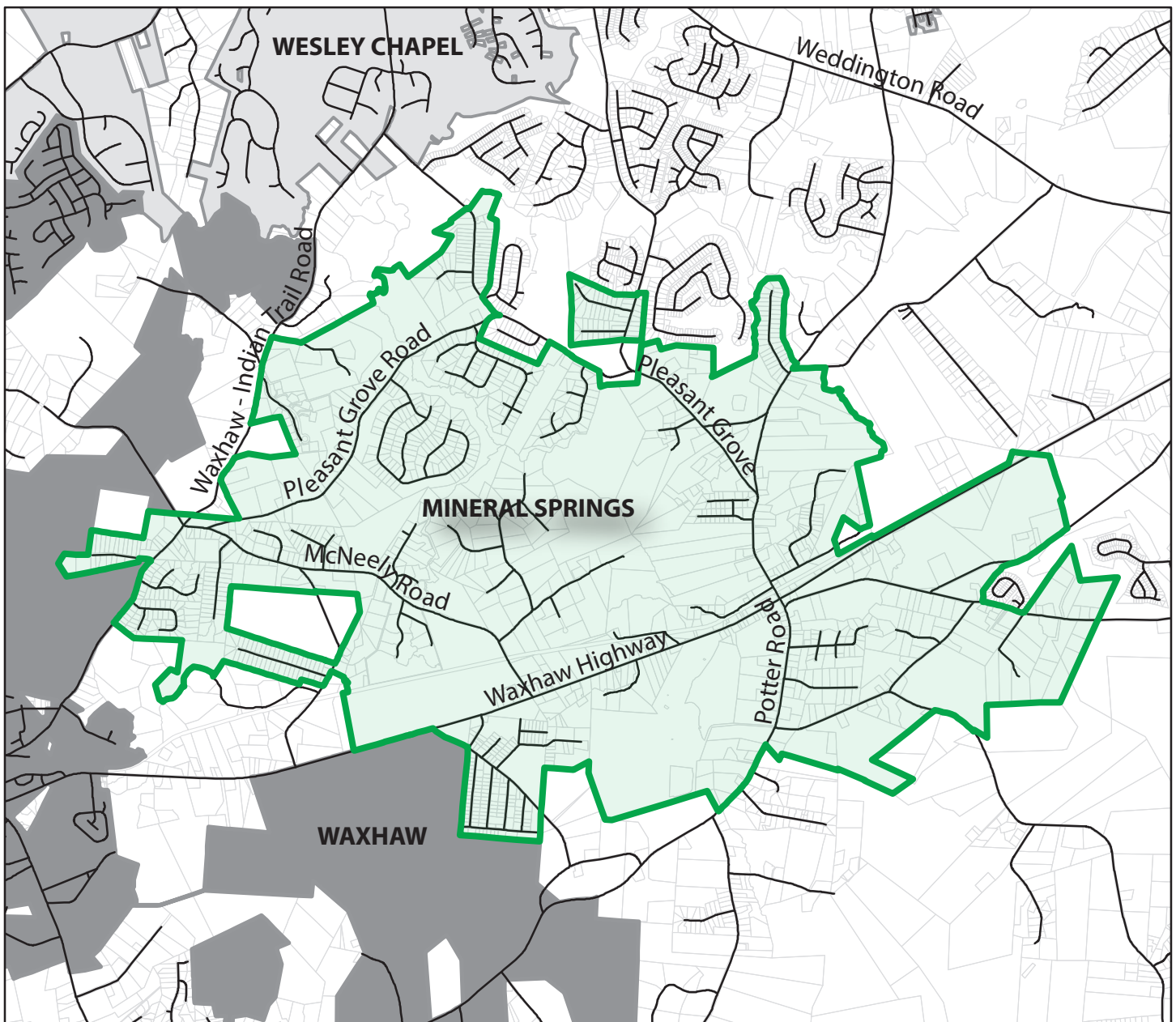
The following pages provide information on how the Town has changed in terms of its population, economy, housing, land use and development, transportation patterns, environmental and natural resources, and town services.



The Study Area for the Mineral Springs Comprehensive Plan includes the entirety of the Town of Mineral Springs. The Town is surrounded in part by unincorporated Union County, but it also shares borders with the Town of Waxhaw and the Village of Wesley Chapel. Mineral Springs is shown in green on the map below. Some of the maps in this chapter include details on the areas surrounding the Town, as they greatly influence the Town itself.

- Mineral Springs
- Waxhaw
- Wesley Chapel
- Parcels
- Roads

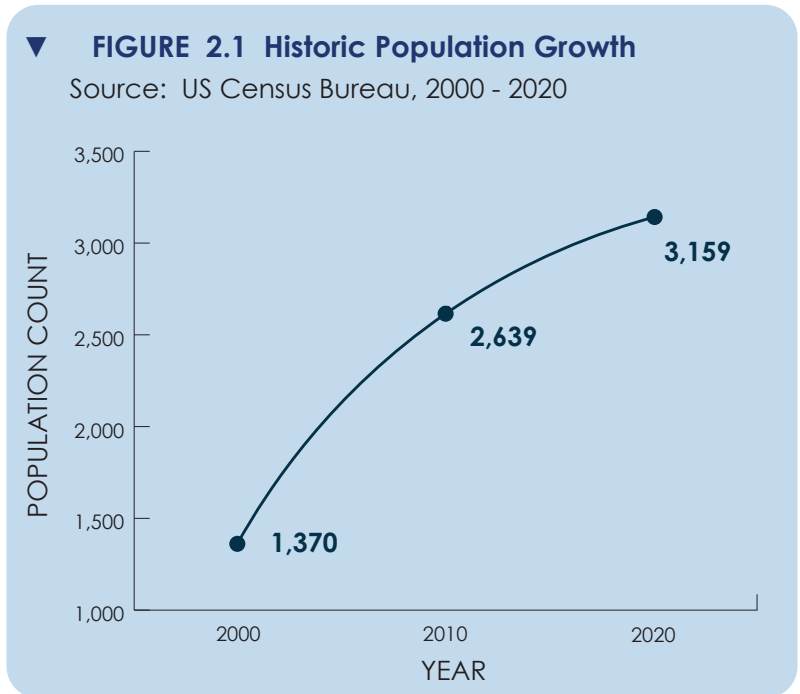
▼ **MAP 2.1 Study Area**



2.3 POPULATION

The 2000 Census under-counted Mineral Springs, finding the population to be 1,370 people. This caused the rate of growth from 2000 to 2010 reflect almost a doubling of the Town’s population. Despite the actual growth rate during this time being lower, growth in almost all of the surrounding communities in Union County was exponential in comparison. Adjacent Waxhaw grew from 2,625 people in 2000 to more than 20,000 in 2020. Just north, Wesley Chapel tripled its population from 2,549 to 8,681 people. Today, Mineral Springs continues to be one of the smallest towns in the County, with a population just over 3,000 people.

Though the County is projected to grow to around 389,312 people (adding 150,000 new residents) by 2050, the Town is unlikely to grow at that rate. While many people move to Union County to raise families, the median age in Mineral Springs is six years older than the County and State, inflated largely because of a smaller number of children in the Town limits. The largest portion of the Town’s population is between the ages of 35 and 55, with slightly greater portions of people in older age groups, as shown in Figure 2.4 on the following page. However, the smallest age group in the Town is those over the age of 85 years old.



▼ **FIGURE 2.2 Population Comparison**

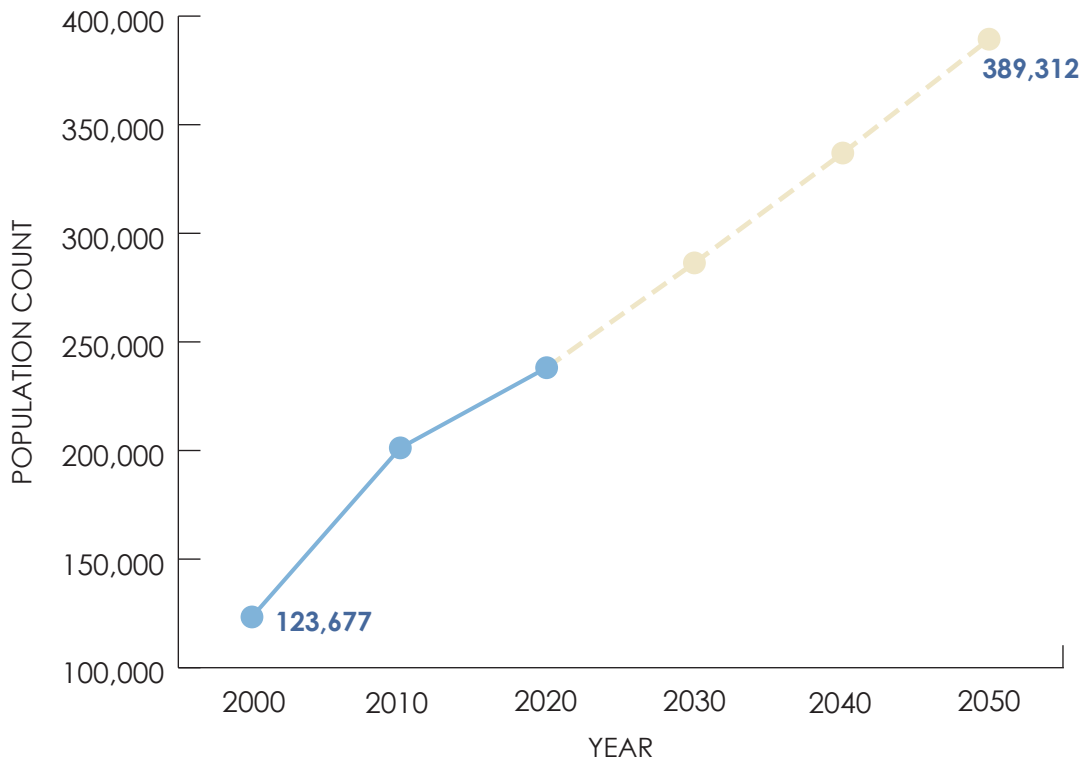
Source: US Census Bureau, 2000 - 2020

	2000	2010	% Change 2000-2010	2020	% Change 2010-2020
North Carolina	8,049,313	9,535,483	18.5%	10,439,388	9.5%
Union County	123,677	201,292	62.8%	238,267	18.4%
Mineral Springs	1,370*	2,639	92.6%	3,159	19.7%
Indian Trail	11,749	33,518	185.3%	39,997	19.3%
Marvin	1,039	5,579	437.0%	6,358	14.0%
Waxhaw	2,625	9,859	275.6%	20,534	108.3%
Weddington	6,696	9,459	41.3%	13,181	39.3%
Wesley Chapel	2,549	7,463	192.8%	8,681	16.3%

*Note: The Town of Mineral Springs records indicate the 2000 Census under-counted the population by 430 people. In addition, an annexation in 2003 resulted in an addition of approximately 400 people.

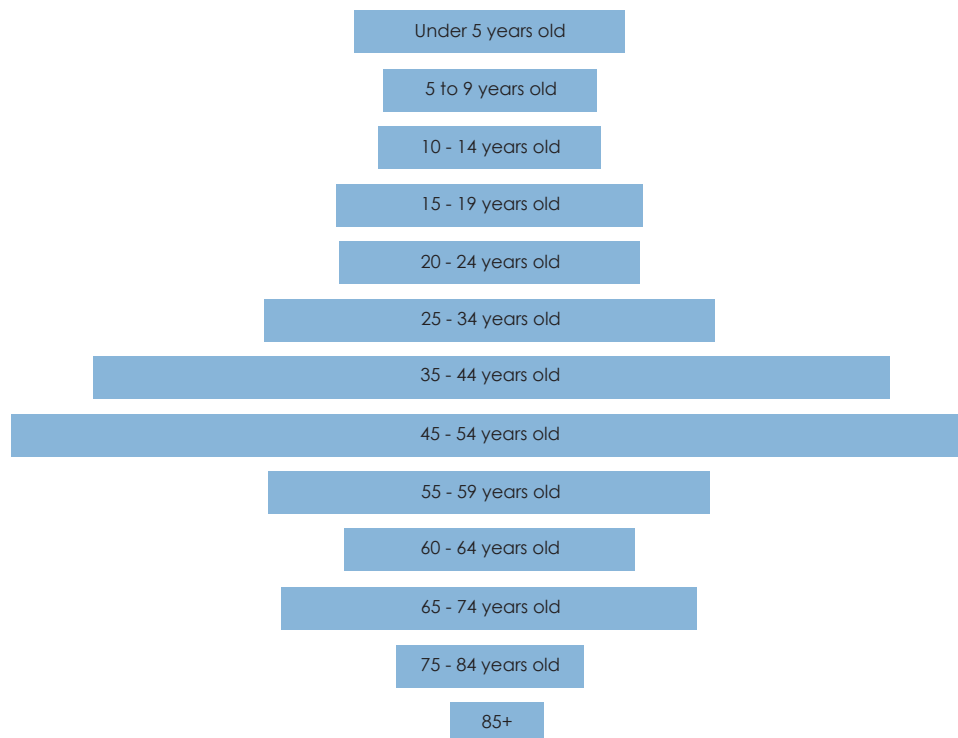
▼ **FIGURE 2.3 Union County Projected population growth**

Source: US Census Bureau & North Carolina Office of State Budget and Management



▼ **FIGURE 2.4 Population Pyramid of Relative Age Groups**

Source: American Community Survey, 2019 (5-Year Estimates)



2.4 ECONOMY

Just over one-third of Mineral Springs' population has a Bachelor's degree or a higher level of education. This has been increasing over the past decade by a significant amount and is comparable to both the County and the State. Just over two-thirds of the Town's residents are in the labor force. This is equivalent to Union County, though slightly higher than the State average. Those who are not considered in the labor force are retired people, homemakers, and others who are not currently seeking employment. Historically, Union County's unemployment rates have mirrored the patterns of the State and the Country, though stayed below the larger regions' averages. As Mineral Springs is within Union County, it is likely that its unemployment rates mirror State and National trends, though are slightly lower. Those who are employed in Mineral Springs largely work in either the education, health care, and social services industries (19.3%); the manufacturing industry (15.3%); or the retail trade industry (13.3%). Within these industries, almost 40% of Mineral Springs' residents are employed in management, business, science, and arts occupations. Another 22% are employed in sales and office occupations.

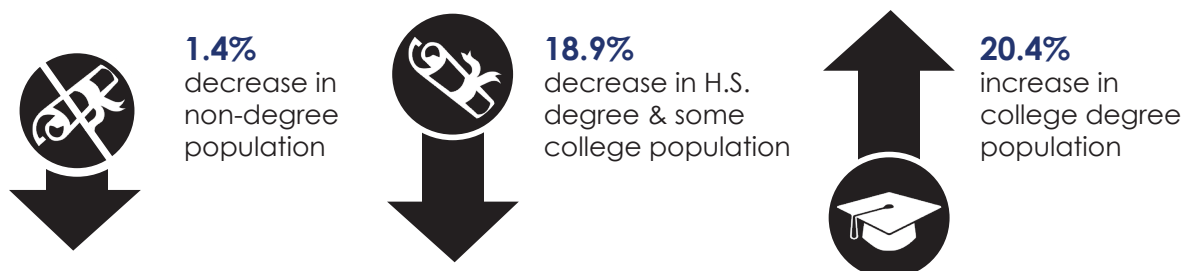
▼ FIGURE 2.5 Percent of Population with Bachelor's Degree or Higher

Source: American Community Survey, 2019



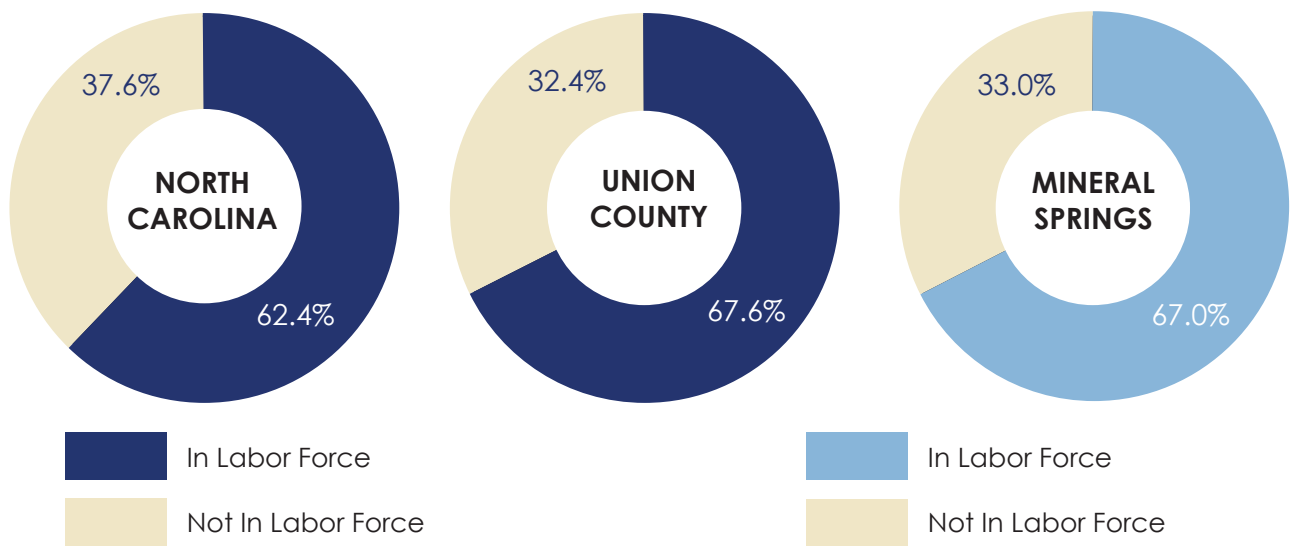
▼ FIGURE 2.6 Trend Comparison (net change 2010-2019, % of 25 yrs.+ population)

Source: American Community Survey, 2010 - 2019



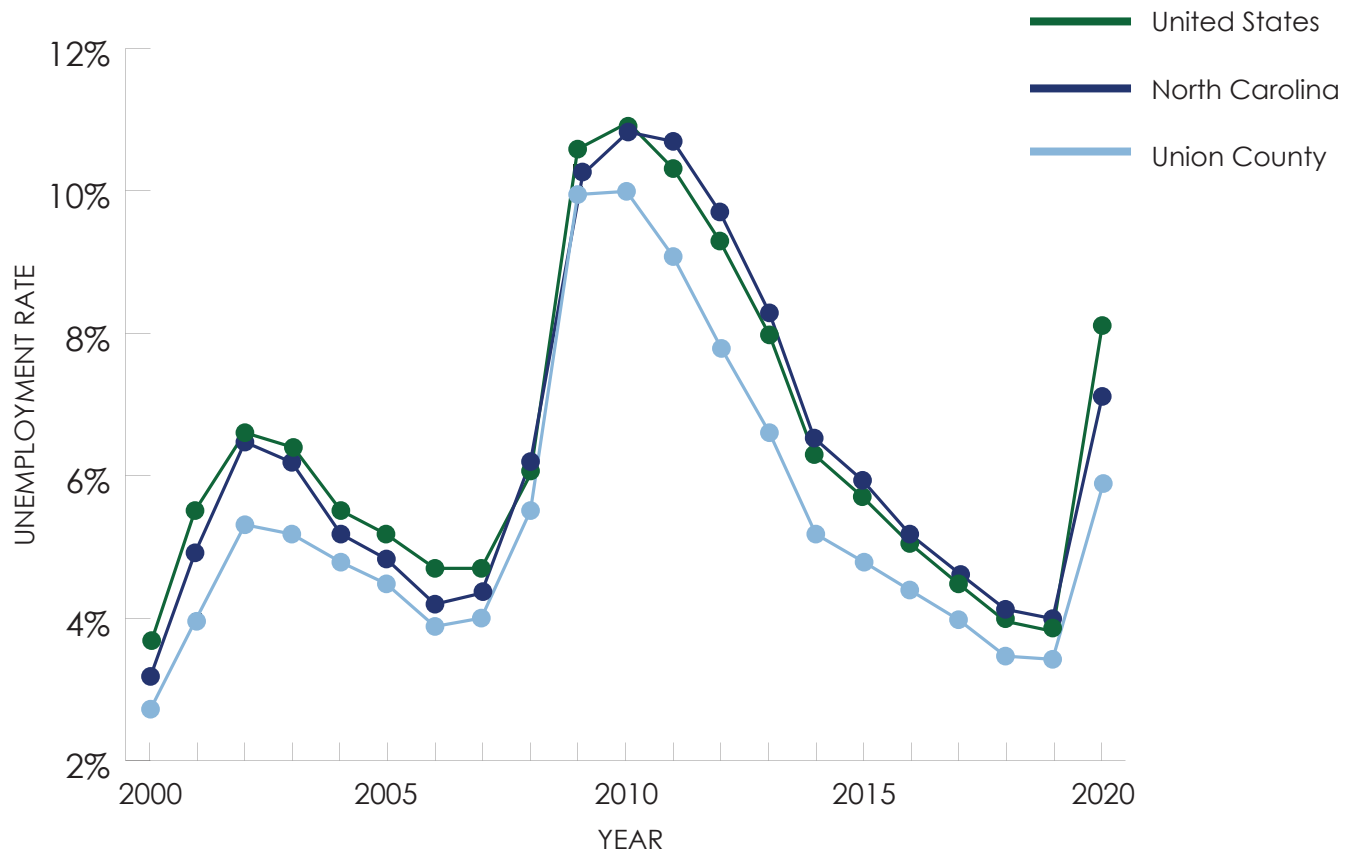
▼ **FIGURE 2.7 Labor Force Participation**

Source: American Community Survey, 2019



▼ **FIGURE 2.8 Unemployment Rates**

Source: Federal Reserve Bank of St. Louis, 2000 - 2020



▼ **FIGURE 2.9 Key Industry Sectors**

Source: American Community Survey, 2019 (5-Year Estimates)

INDUSTRY SECTORS	NUMBER OF WORKERS	% OF WORK FORCE
Agriculture, Forestry, Fishing, Hunting, Mining	0	0.0%
Construction	175	10.7%
Manufacturing	252	15.3%
Wholesale Trade	59	3.6%
Retail Trade	219	13.3%
Transportation, Warehousing, Utilities	55	3.3%
Information	17	1.0%
Finance, Insurance, Real Estate, Rental	171	10.4%
Professional, Scientific, Management, Administration	160	9.7%
Educational Services, Health Care, Social Services	317	19.3%
Arts, Entertainment, Recreation, Accommodations	110	6.7%
Public Administration	22	1.3%
Other Services	86	5.2%

▼ **FIGURE 2.10 Occupations**

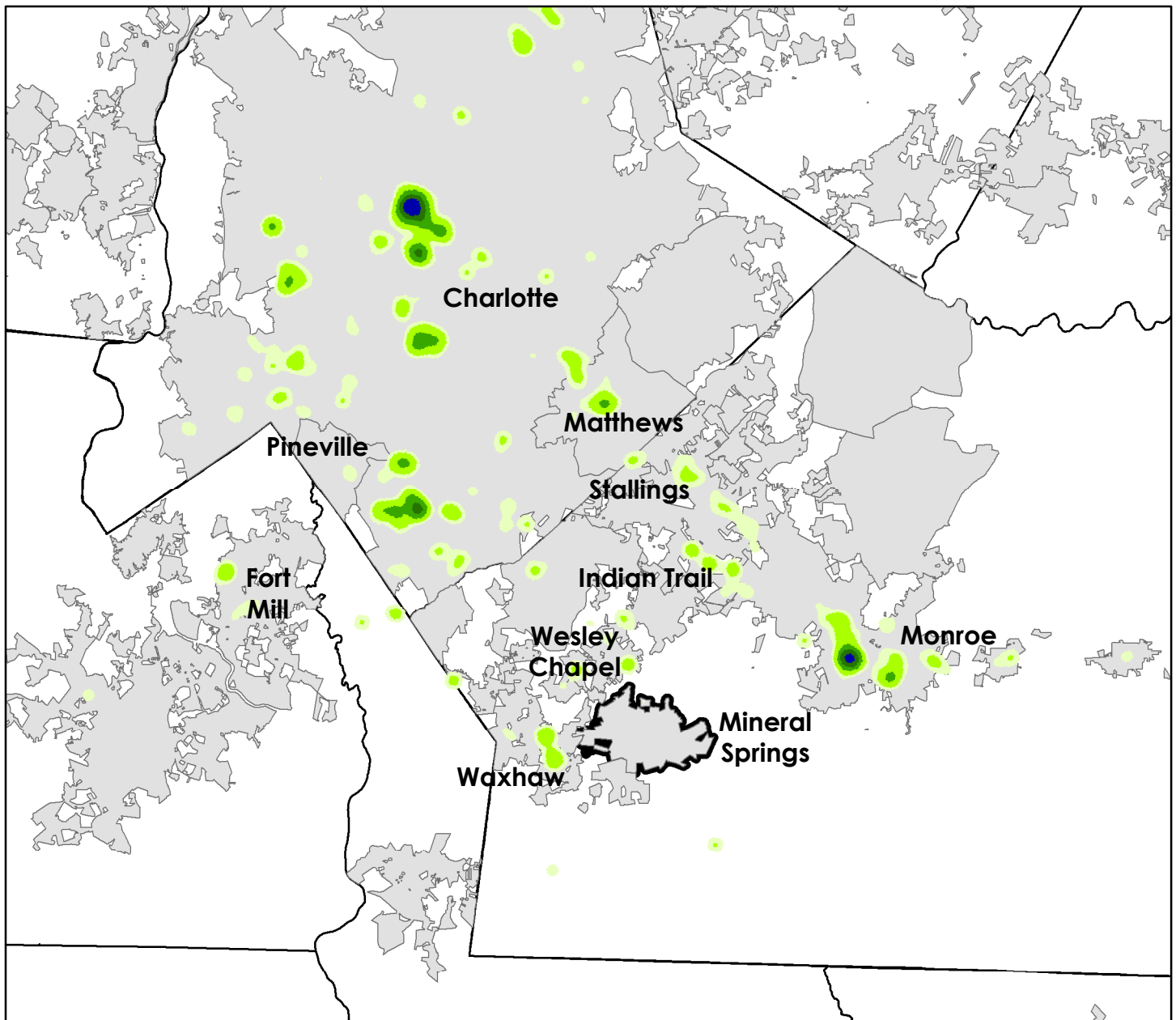
Source: American Community Survey, 2019 (5-Year Estimates)

OCCUPATION	NUMBER OF WORKERS	% OF WORK FORCE
Management, Business, Science, Arts	613	37.3%
Service Occupations	247	15.0%
Sales and Office Occupations	363	22.1%
Natural Resources, Construction, Maintenance	190	11.6%
Production, Transportation, Material Moving	230	14.0%

The majority of employed residents commute north for work; many traveling to the City of Charlotte. There are also a number of people working in Concord, Gastonia, Huntersville, Mint Hill, Matthews, and Pineville. A large number of residents work in municipalities in Union County, or unincorporated Union County as well. About 20 to 50 residents commute into nearby South Carolina for employment and the majority (74%) travel less than 24 miles to work.



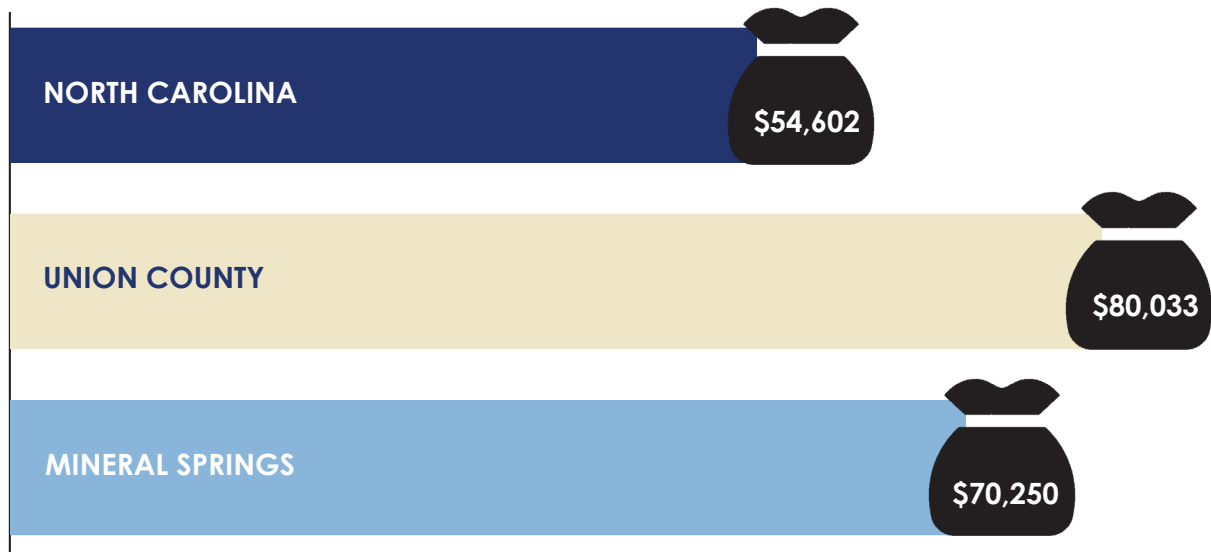
▼ **MAP 2.2 Residents' Work Locations (2018 American Community Survey)**



The median household income (MHI) in Mineral Springs is approximately \$15,000 more than the State of North Carolina’s MHI and about \$10,000 less than Union County’s MHI. Median household income in the Town has increased by almost \$17,000 in the last decade, similar to median per capita income, which has increased from \$23,127 in 2010 to \$37,277 in 2019. Both Union County and Mineral Springs have seen increases in median incomes (per capita and household) much higher than the State. In fact, per capita incomes have increased in Mineral Springs by twice the amount of North Carolina’s per capita incomes. Household incomes in Mineral Springs have increased by \$6,000 more than State incomes.

▼ **FIGURE 2.11 Median Household Income Comparison**

Source: American Community Survey, 2019 (5-Year Estimates)



▼ **FIGURE 2.12 Income Comparisons**

Source: American Community Survey, 2010 & 2019

	NORTH CAROLINA	UNION COUNTY	MINERAL SPRINGS
Median Household Income, 2019	\$54,602	\$80,033	\$70,250
Median Household Income, 2010	\$45,570	\$63,386	\$53,490
Change Median Household Income, 2010-2019	19.8%	26.3%	31.3%
Per Capita Income, 2019	\$30,783	\$36,362	\$37,277
Per Capita Income, 2010	\$24,745	\$28,596	\$23,127
Change Per Capita Income, 2010-2019	24.4%	27.2%	61.2%

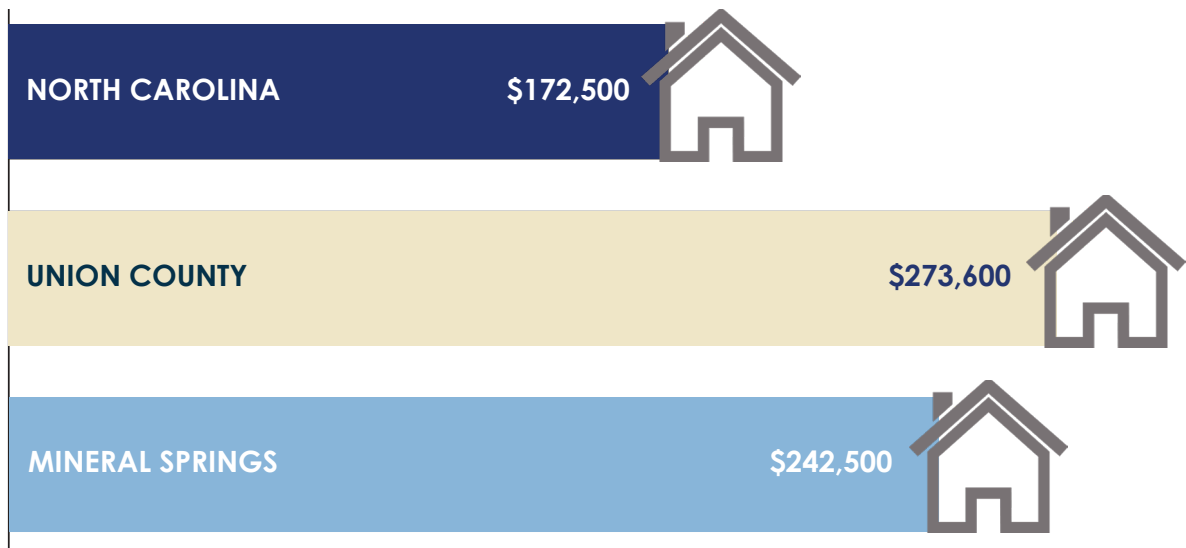
2.5 HOUSING

The median home value in Mineral Springs is just over \$240,000. This is more than \$65,000 higher than the median home value in North Carolina, though about \$30,000 below the median home value in Union County. Almost all of the homes (92%) are one-unit, detached homes. Less than 200 of the homes in Mineral Springs (about 16%) were built before 1970. About two-thirds of the homes were built before 2000, with almost 550 of the homes being built between 1980 and 2000. Around 150 homes have been built in the Town since 2009, marking a significant decrease from previous periods.

Today, most of the homes (93%) are occupied. This is a healthy ratio of occupancy; generally, anything over 95% occupancy indicates a need for new housing. Interestingly, housing occupancy has decreased in the past decade, from about 98% in 2010 to around 93% in 2019. During this same time period, housing occupancy in Union County increased slightly while the State's housing occupancy remained the same. Just over 82% of the homes in the Town are occupied by the owners, with the remaining 18% being renter-occupied. The percent of owner-occupied homes in Mineral Springs is slightly higher than that of Union County and about 17% higher than North Carolina as a whole.

▼ FIGURE 2.13 Median Home Values

Source: American Community Survey, 2019 (5-Year Estimates)



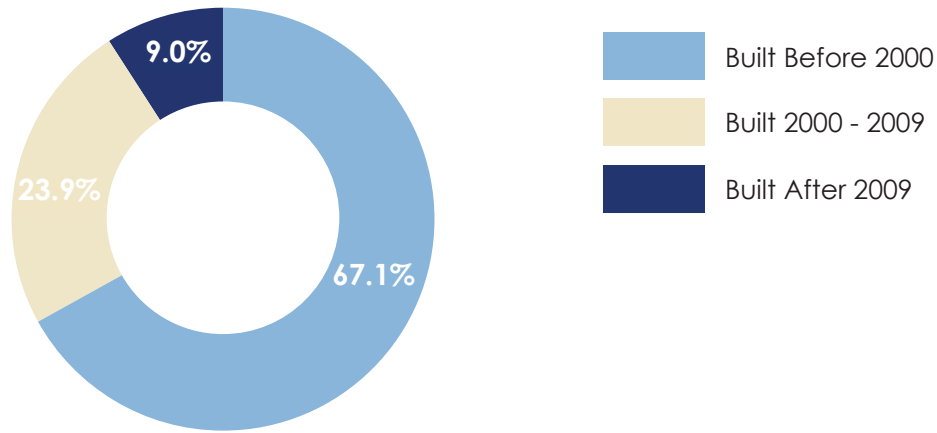
▼ **FIGURE 2.14 Town Housing Stock**

Source: American Community Survey, 2019 (5-Year Estimates)

OCCUPIED HOUSING TYPE	NUMBER	PERCENT OF TOTAL UNITS
1-UNIT DETACHED	1,144	92.1%
OTHER	98	7.9%

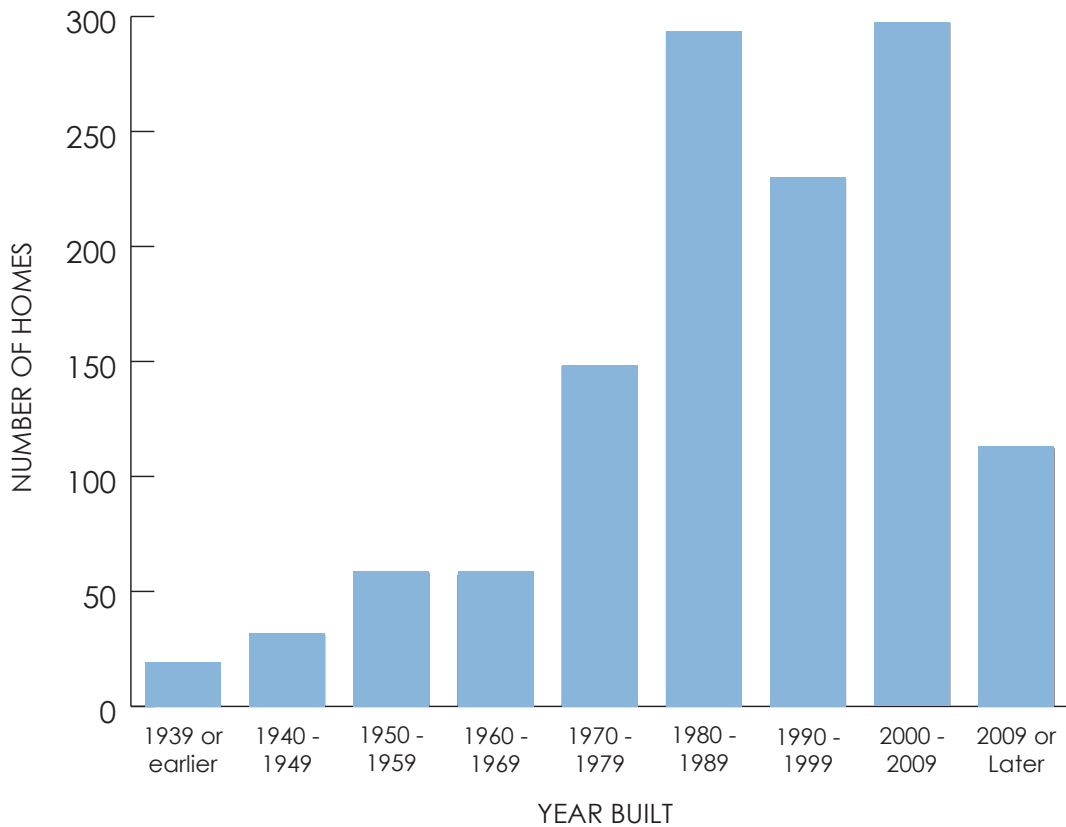
▼ **FIGURE 2.15 Distribution of Housing Stock Age**

Source: American Community Survey, 2019 (5-Year Estimates)



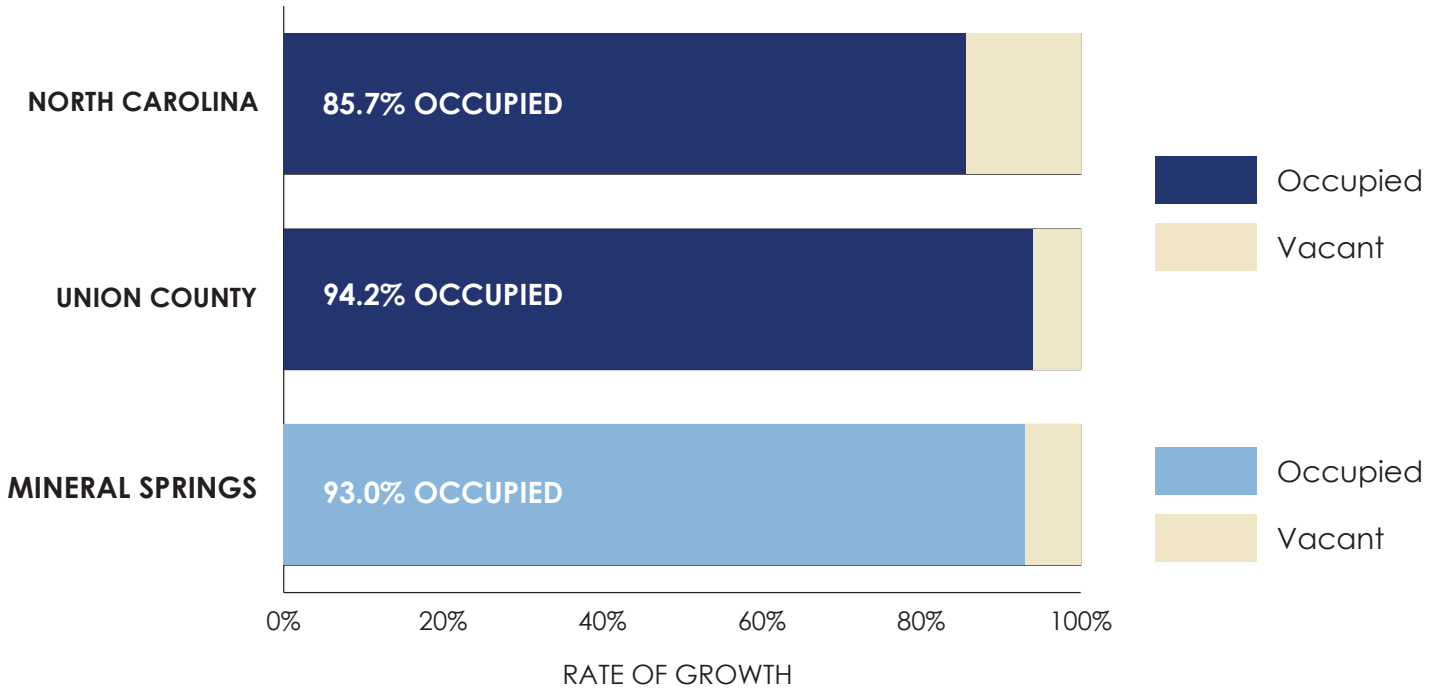
▼ **FIGURE 2.16 Distribution of Housing Stock Age**

Source: American Community Survey, 2019 (5-Year Estimates)



▼ **Figure 2.17 Housing Occupancy**

Source: American Community Survey, 2019 (5-Year Estimates)



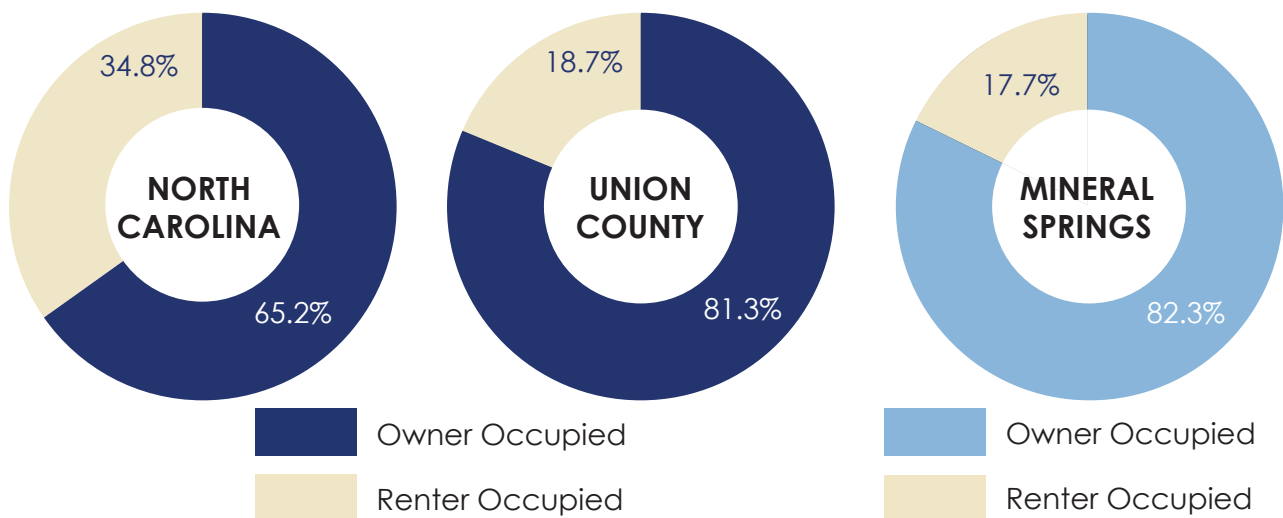
▼ **Figure 2.18 Housing Occupancy Trend Comparison**

Source: American Community Survey, 2019 (5-Year Estimates)

OCCUPANCY STATUS	NORTH CAROLINA		UNION COUNTY		MINERAL SPRINGS	
	2010	2019	2010	2019	2010	2019
Occupied Housing Units (%)	85.7%	85.7%	93.7%	94.2%	97.8%	93.0%
Vacant Housing Units (%)	14.3%	14.3%	6.3%	5.8%	2.2%	7.0%

▼ **FIGURE 2.19 Housing Tenure**

Source: American Community Survey, 2019 (5-Year Estimates)

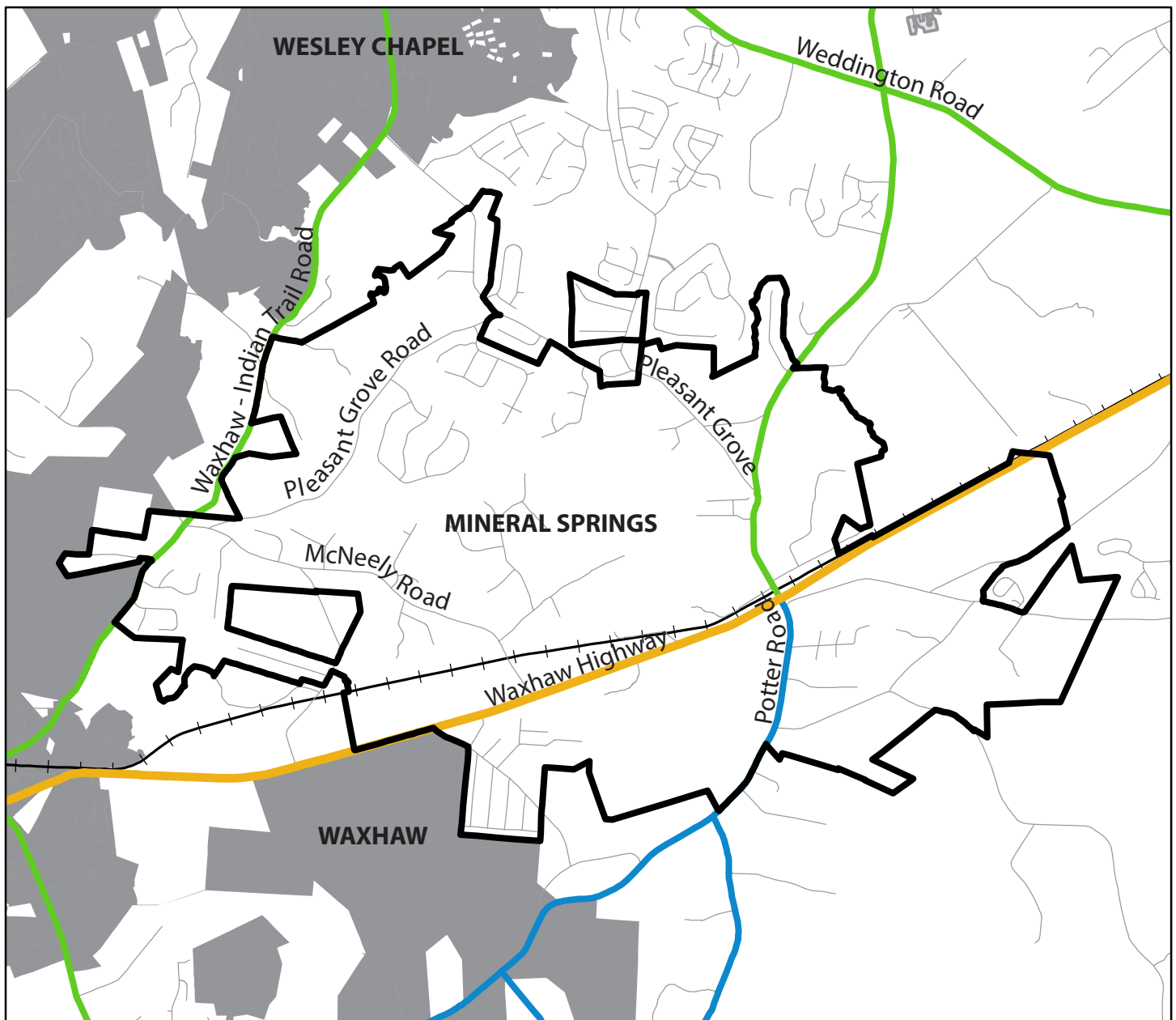


2.6 TRANSPORTATION

The majority of the roads in Mineral Springs are local roads, as shown in gray on the map below. There is one minor arterial (Waxhaw Highway), one minor collector (Potter Road), and two major collectors (Potter and Waxhaw-Indian Trail Roads). While there are currently no state-funded roadway projects in Mineral Springs, plans and cost estimates have been completed to improve the intersection design of Waxhaw Highway (NC 75) and Potter Road.

-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local Road

▼ **MAP 2.3 Road Functional Classification**

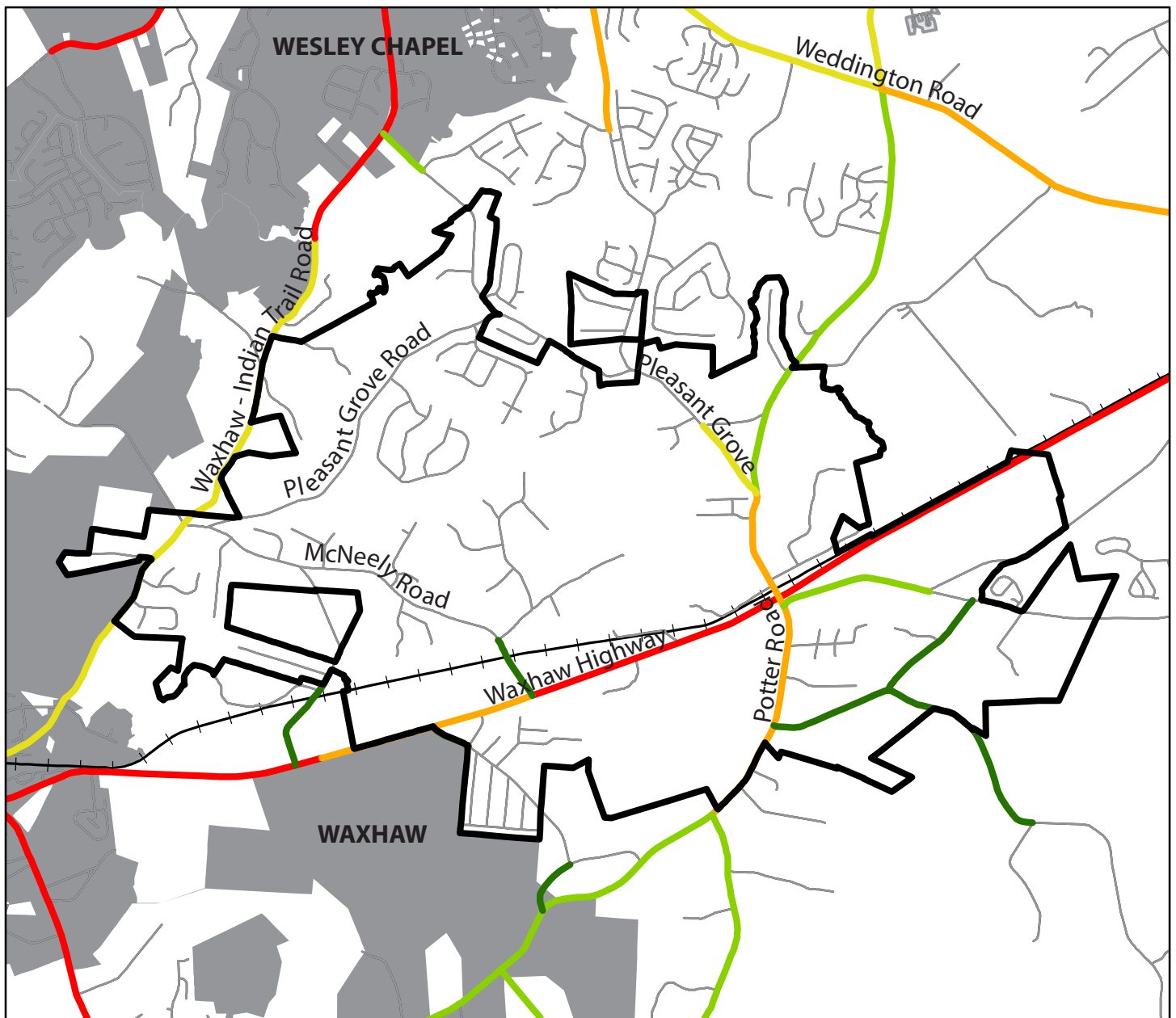


The North Carolina Department of Transportation (NCDOT) conducts traffic analysis on State roads each year. 2019 counts on major roads in Mineral Springs are shown below. The most heavily trafficked road was Waxhaw Highway, with the portion east of McNeely Road experiencing more than 7,500 trips per day. Potter Road, where it intersects Waxhaw Highway witnessed more than 5,000 trips per day. The remaining roads in the Town had significantly fewer trips per day, though some of the connections just outside of Mineral Springs were also heavily traveled.

of Trips Per Day by Segment

- 10 - 1,500 Trips Per Day
- 1,501 - 3,000 Trips Per Day
- 3,001 - 5,000 Trips Per Day
- 5,001 - 7,500 Trips Per Day
- 7,501 - 10,500 Trips Per Day

▼ **MAP 2.4 Average Annual Daily Traffic (2019)**

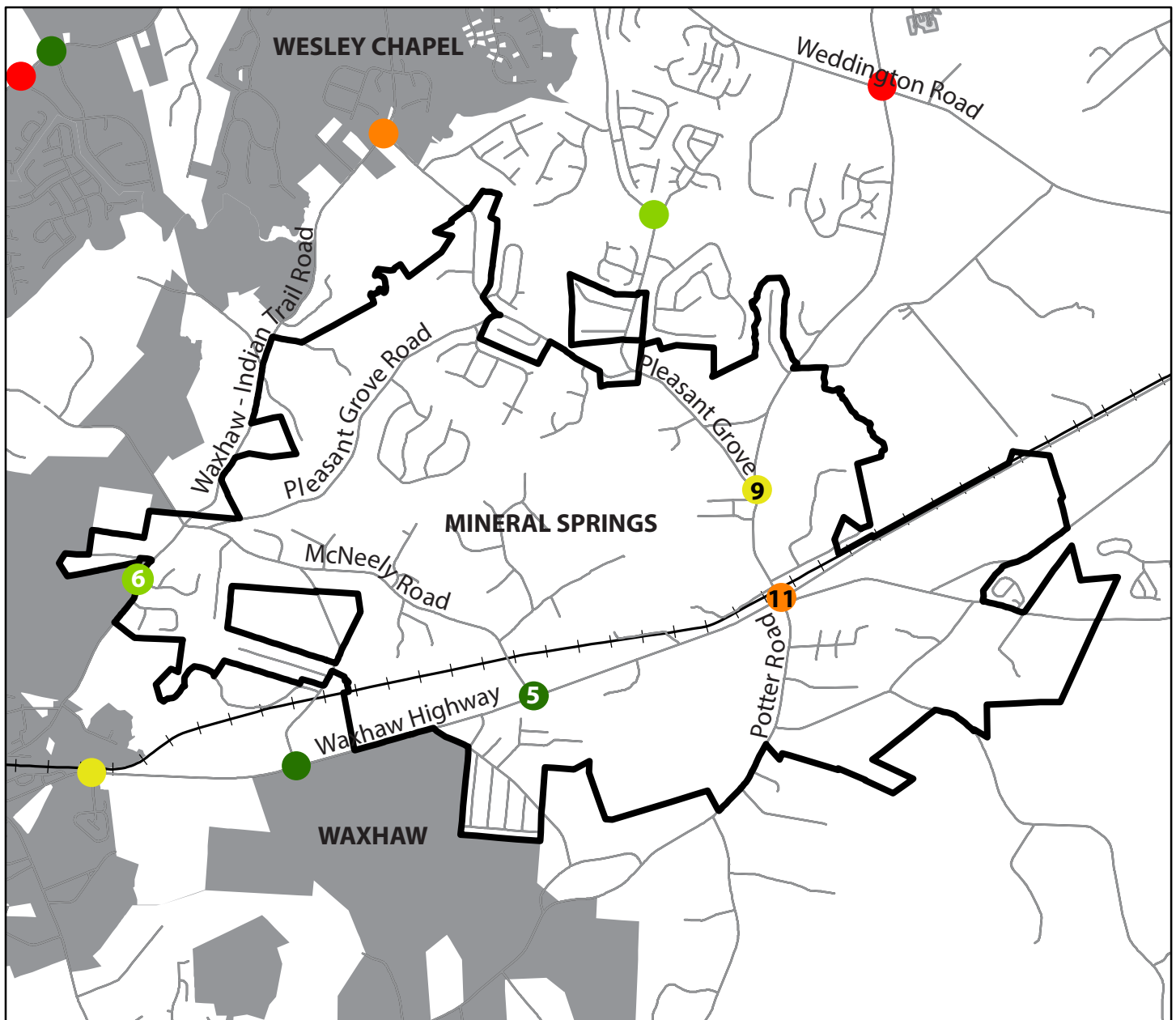


Between 2015 and 2019, there were relatively few vehicle crashes within the Town. The most dangerous location is the previously mentioned intersection (Potter Road and Waxhaw Highway), where 11 accidents occurred in this four year period. Nine accidents occurred at the intersection of Potter and Pleasant Grove Roads; six accidents occurred on Waxhaw-Indian Trail Road, at the edge of Town; and five accidents occurred at the intersection of Waxhaw Highway and McNeely Road. A few intersections outside of Town experienced more accidents than these.

of Crashes Per Intersection

- 0 - 5 Crashes
- 6 - 7 Crashes
- 8 - 9 Crashes
- 10 - 11 Crashes
- More Than 11 Crashes

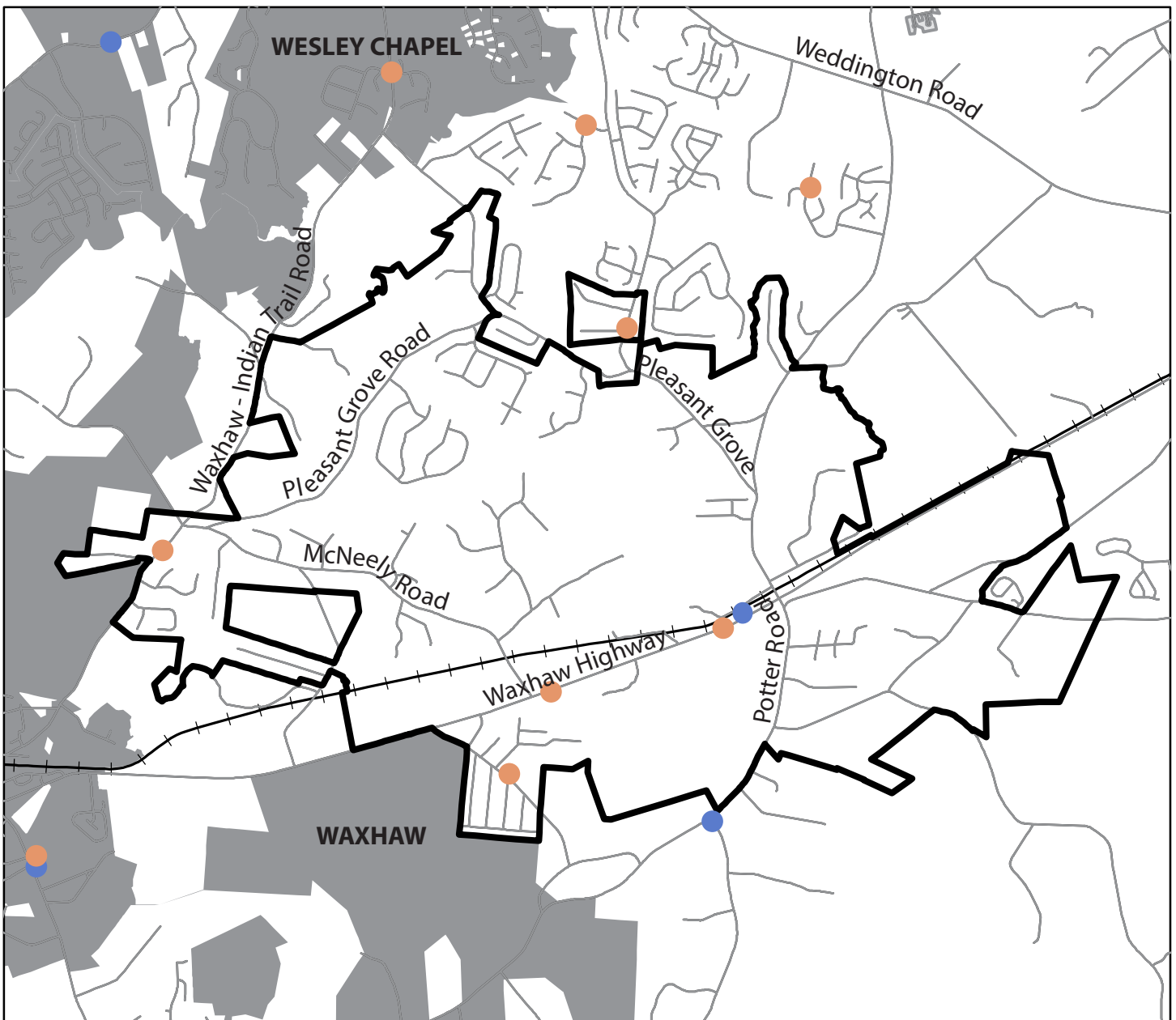
▼ MAP 2.5 Vehicle Crashes (by intersection, 2015 - 2019)



All NCDOT-recorded bicycle and pedestrian crashes which occurred in and around the Town between 2007 and 2019 are shown in the map below. As can be seen, there was only one bicycle crash within the Town limits. There were five pedestrian crashes in the Town over this 12-year period and they are relatively spread out, with three occurring on or near Waxhaw Highway. The only suspected serious injuries occurred during an accident on Billy Howey Road (north of Pleasant Grove) and an accident on the western side of the Town along Waxhaw-Indian Trail Road.






- Bicycle Crashes
- Pedestrian Crashes
- Mineral Springs
- Municipalities

▼ **MAP 2.6 Bicycle and Pedestrian Crashes (2007 - 2019)**

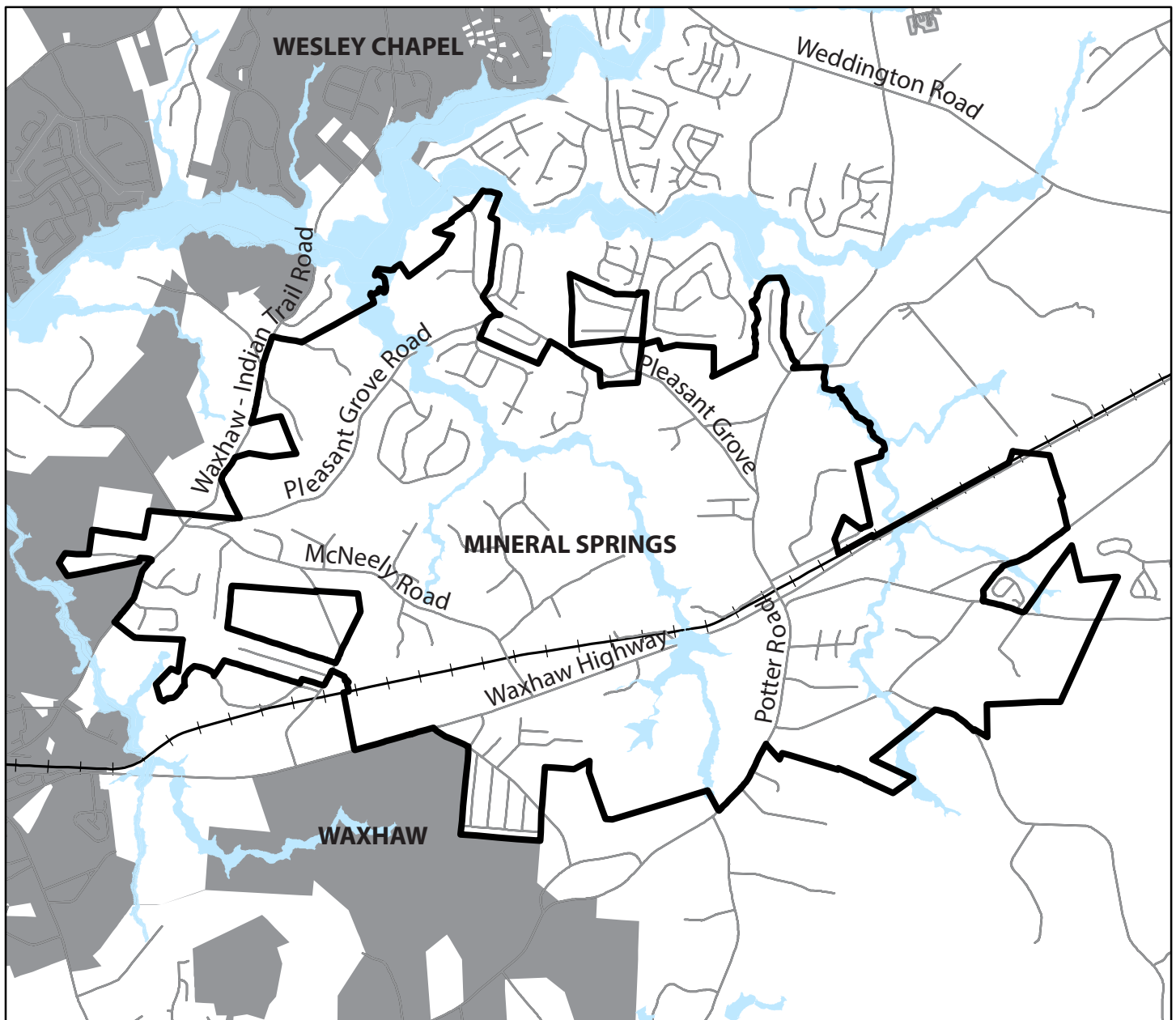


2.7 ENVIRONMENT

The floodplains that run through and near Mineral Springs are shown here. There is a major floodplain which runs north of the Town, sending two fingers of floodplain down through the Town in a north-south direction. There is also a floodplain which extends from the northern Town boundary up toward Weddington Road along Little Twelvemile Creek. In general, these floodplains do not seem to have had a major impact on the development of land, as many subdivisions have been developed in close proximity to them. However, these floodplains offer potential areas for the development of greenways.

-  Floodplains
-  Mineral Springs
-  Municipalities
-  Roads
-  CSX Railroad

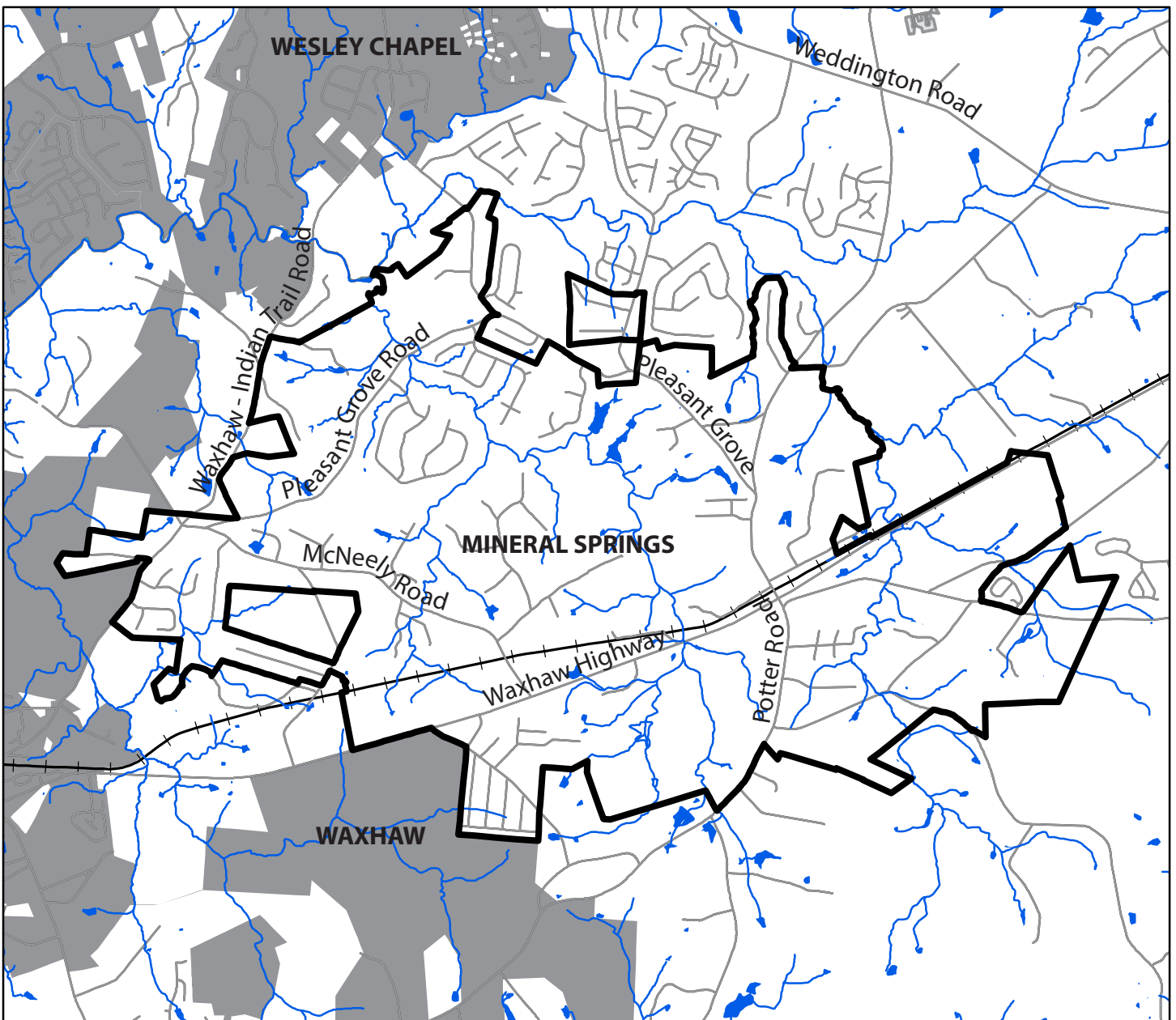
▼ **MAP 2.7 Floodplains**



Most of the waterbodies in and around the Town of Mineral Springs are streams, though there also a few small bodies of water or ponds present. The ponds that do exist are generally interconnected through the streams, and of course some of these streams mimic the floodplain. However, some of the streams are intermittent and are not prone to flooding.

- Lakes and Streams
- Mineral Springs
- Municipalities
- Roads
- CSX Railroad

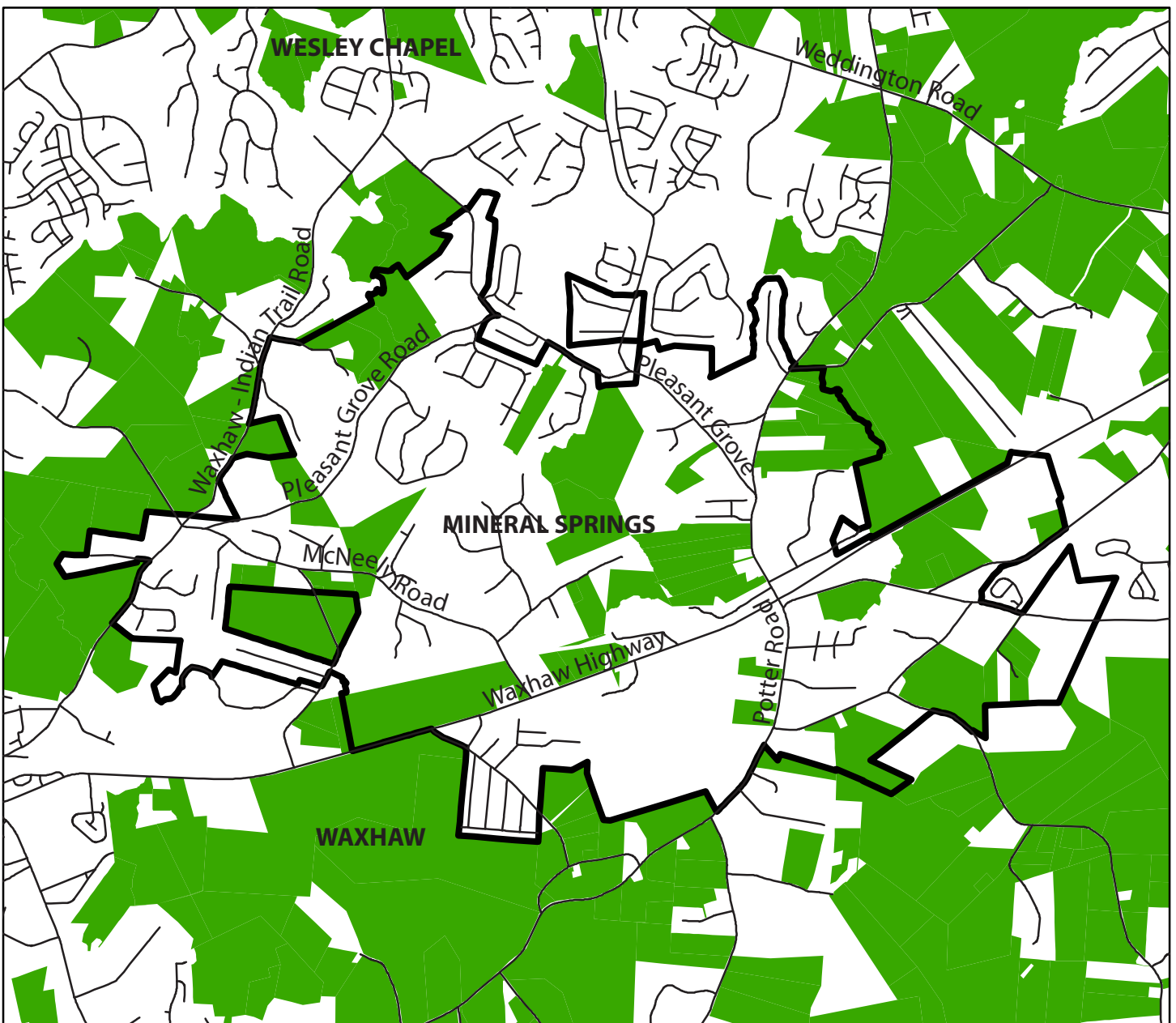
▼ **MAP 2.8 Waterbodies**



The map below displays farms as classified by data obtained from the Union County Property Appraiser. It is likely that the areas shown in green below are actively used for agricultural purposes, and may be taxed based on their present use value (PUV).

- Farms
- Mineral Springs
- Roads

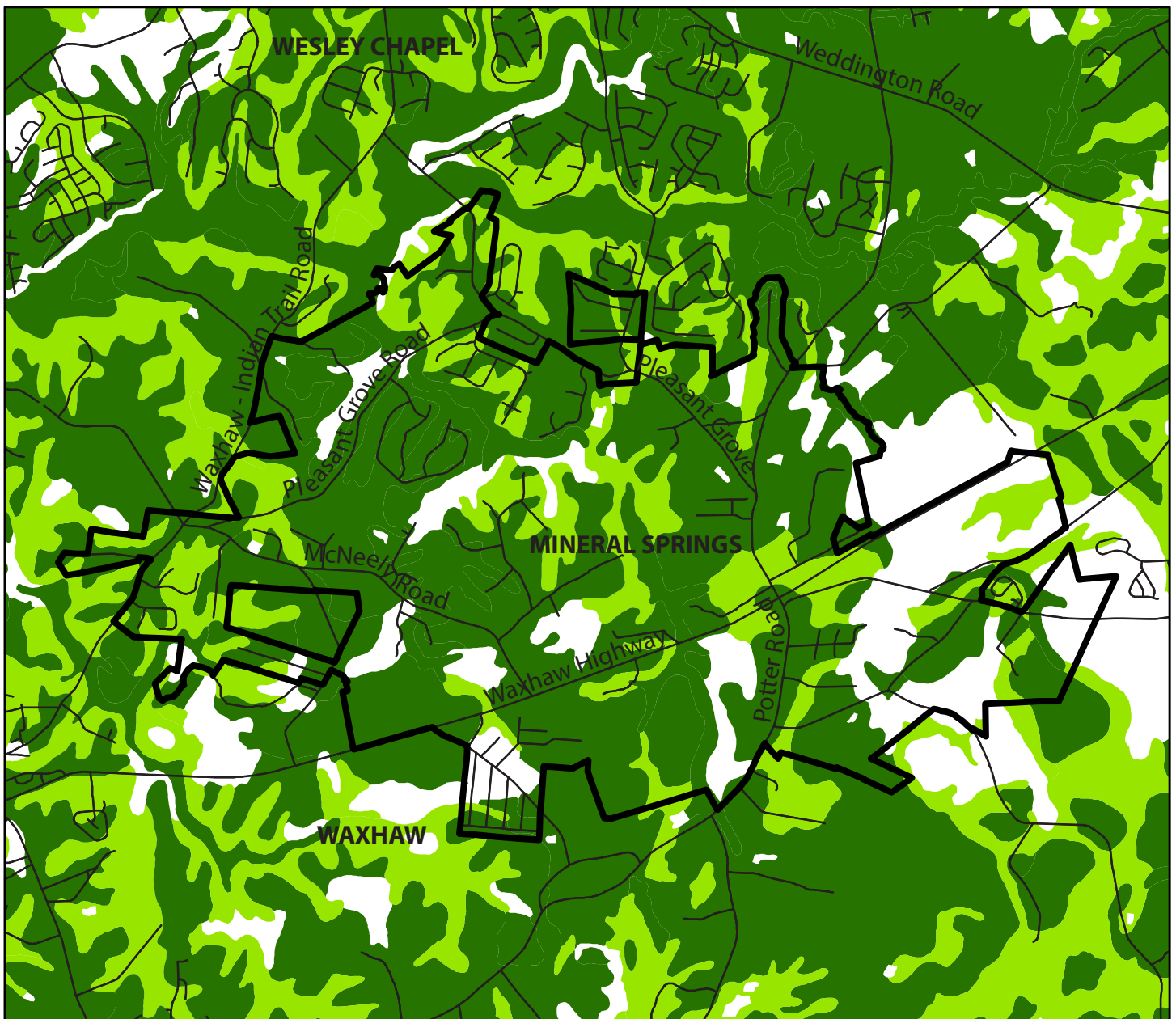
▼ MAP 2.9 Farmland



Much of the land in and around Mineral Springs is considered to be either prime farmland soil or soil of statewide importance. Prime farmland soil (shown in dark green) is soil that has the greatest combination of physical and chemical components to produce a high yield of agricultural products. Soil of statewide importance (shown in light green) are soils which could yield significant agricultural product if they are maintained in an effective manner. The uncolored areas of the map, predominantly east of Town, do not have high quality soil and much of this area also has very limited septic absorption, as noted on Map 2.11.

- Prime Farmland Soils
- Soils of Statewide Importance
- Mineral Springs
- Roads

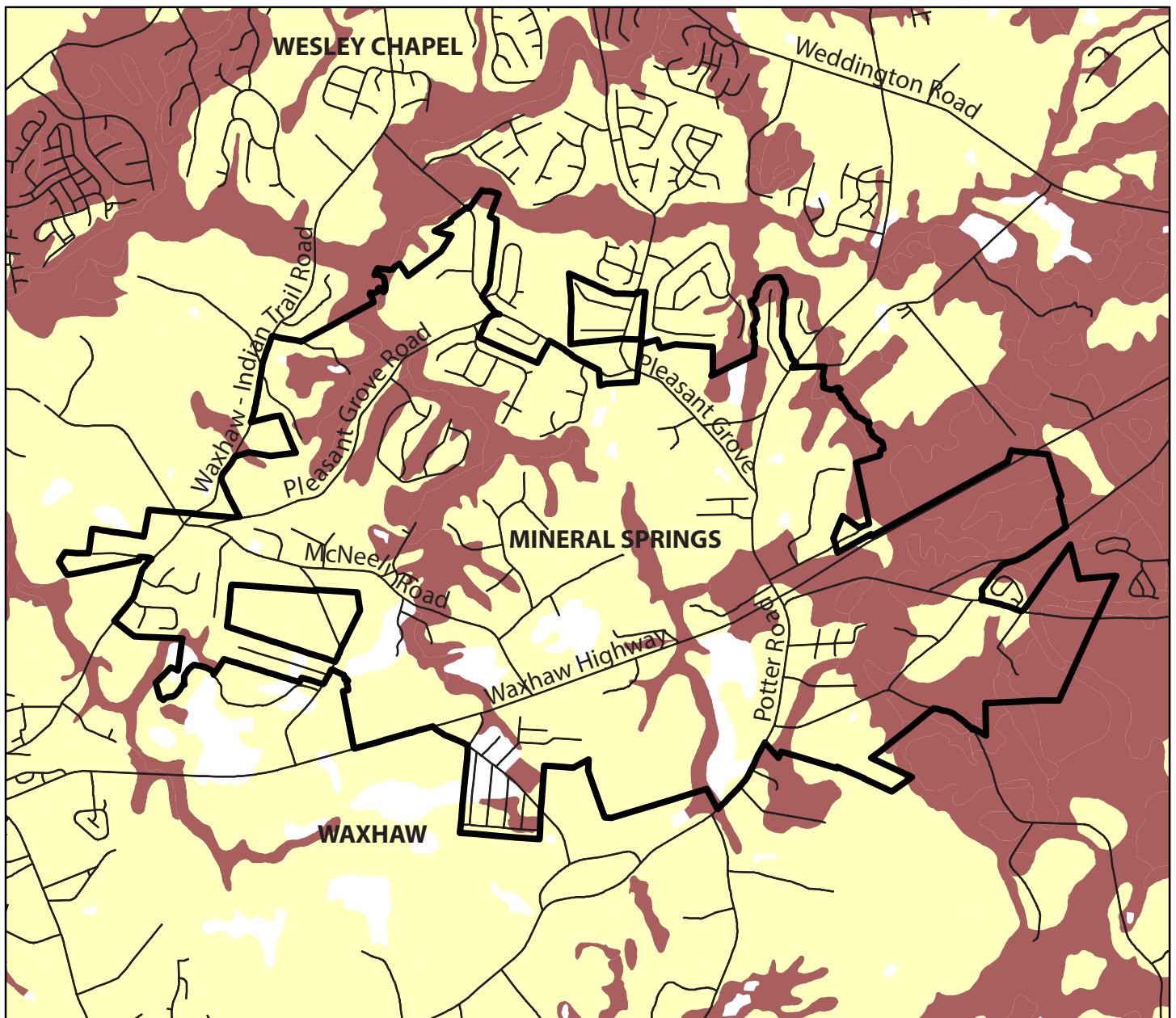
▼ **MAP 2.10 Prime Farmland Soils**



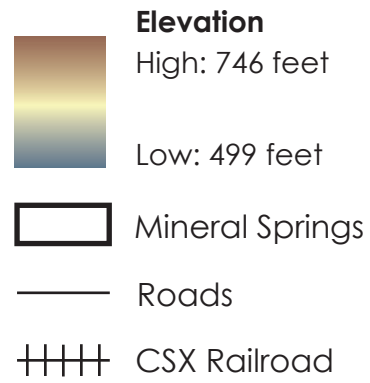
This map shows soils which may limit the ability to use septic tanks on land in and around Mineral Springs. The red-brown colored areas are very limited in their ability to support septic tanks, while the yellow areas are somewhat limited in their ability to support septic tanks. As much of the area in and around Town is not able to connect to Union County sewer, this is a detractor for future development, as it limits the density of potential development. The area east of Mineral Springs is severely limited in its ability to support septic tanks, which limits more dense development in the absence of water and sewer.

- Very Limited Septic Absorption
- Somewhat Limited Septic
- Mineral Springs
- Roads

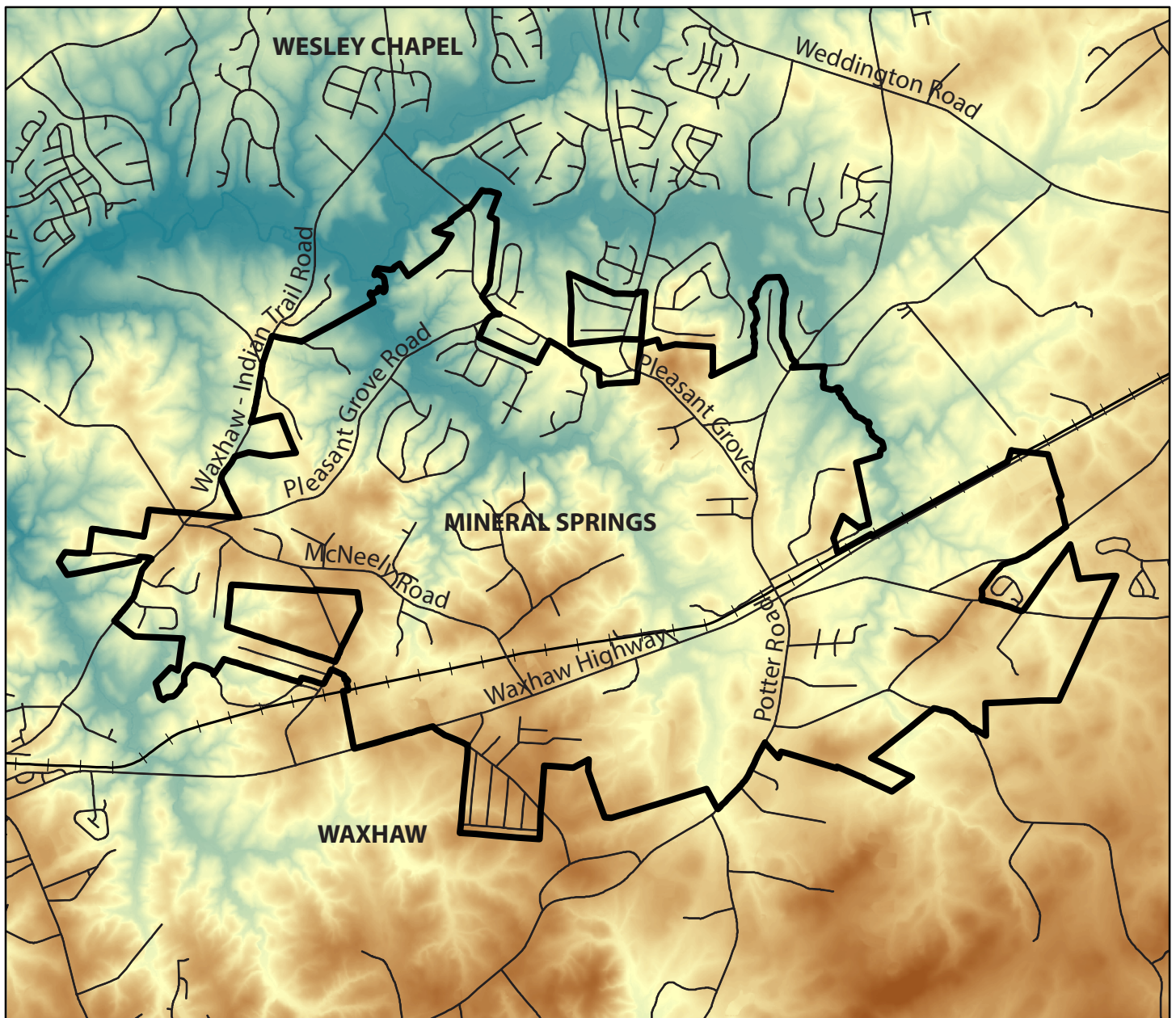
▼ **MAP 2.11 Septic Tank Suitability**



In the map below, the blue shaded areas represent the lowest elevations, while the brown shaded areas represent the highest elevations. The shades of yellow are the mid-level elevations. In the entire map extent, elevation ranges from 499 feet at its lowest (just north of Mineral Springs) to 746 feet at its highest (just south of Mineral Springs). Much of the land in the Town itself is between 520 and 695 feet in elevation, with the highest points being around the Town's southern boundary.



▼ **MAP 2.12 Topography**



2.8 LAND USE

There are a number of factors both in and around Town that influence the existing and future land uses that are present. While all of the physical and environmental features discussed previously certainly impact the ability to develop land, and the uses which can occur on them, this subsection will provide more detail on what is already occurring in and around Town, as well as what the land is intended to support. This analysis will include a review of the existing land cover, as captured by the United States Geological Survey (USGS), the future land use categories and zoning districts attributed by Union County to land surrounding the Town, the existing land use in and around Mineral Springs, and the Town's zoning districts which apply to land within Mineral Springs. This will be followed by an analysis of land that is currently developed. At a high level, land that is either undeveloped or developed at a low density was examined based on the Town's existing zoning regulations in order to determine the possible full build out of Mineral Springs. This is offered as a tool to examine the potential future population of the Town and is not intended to represent actual build out. There are a number of factors which could change the anticipated build out of the Town including market interest, change in any of the conditions presented in this report, and changes in the Town's vision.

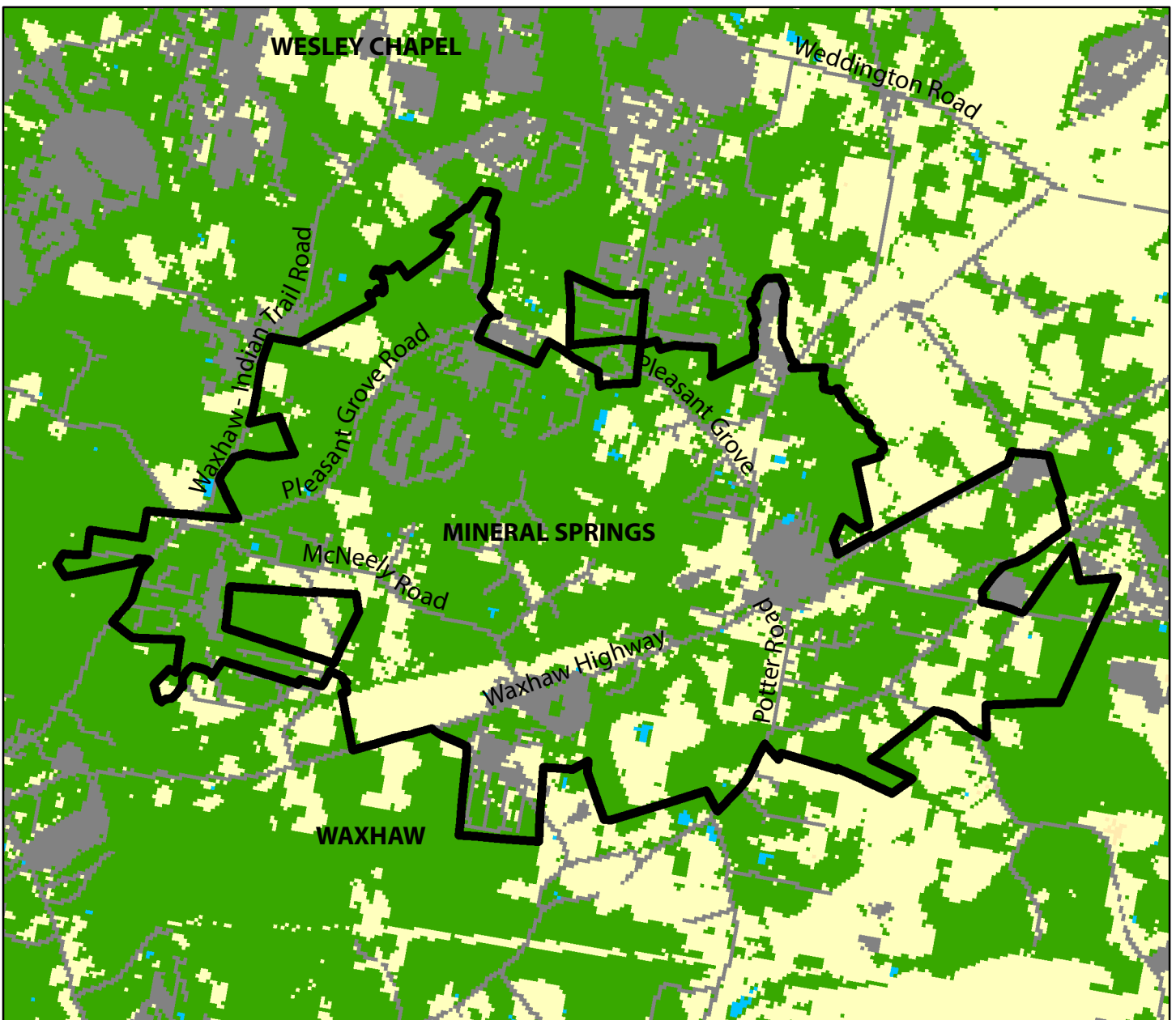
▼ **FIGURE 2.20 Aerial View of Mineral Springs (Looking West)**



The map below displays land cover in and around Mineral Springs. The vast majority of the area is either forested, cropland, or pasture land. The developed areas (as picked up in satellite imagery in 2020) are shown in dark gray. The developed areas are largely subdivisions, roadways, and commercial centers. The greatest concentration of developed land in the Town is shown at the intersection of Potter Road and Waxhaw Highway, as well as at Waxhaw Highway and McNeely Road.

- Forested Land
- Crop / Pasture Land
- Water
- Developed Land
- Mineral Springs

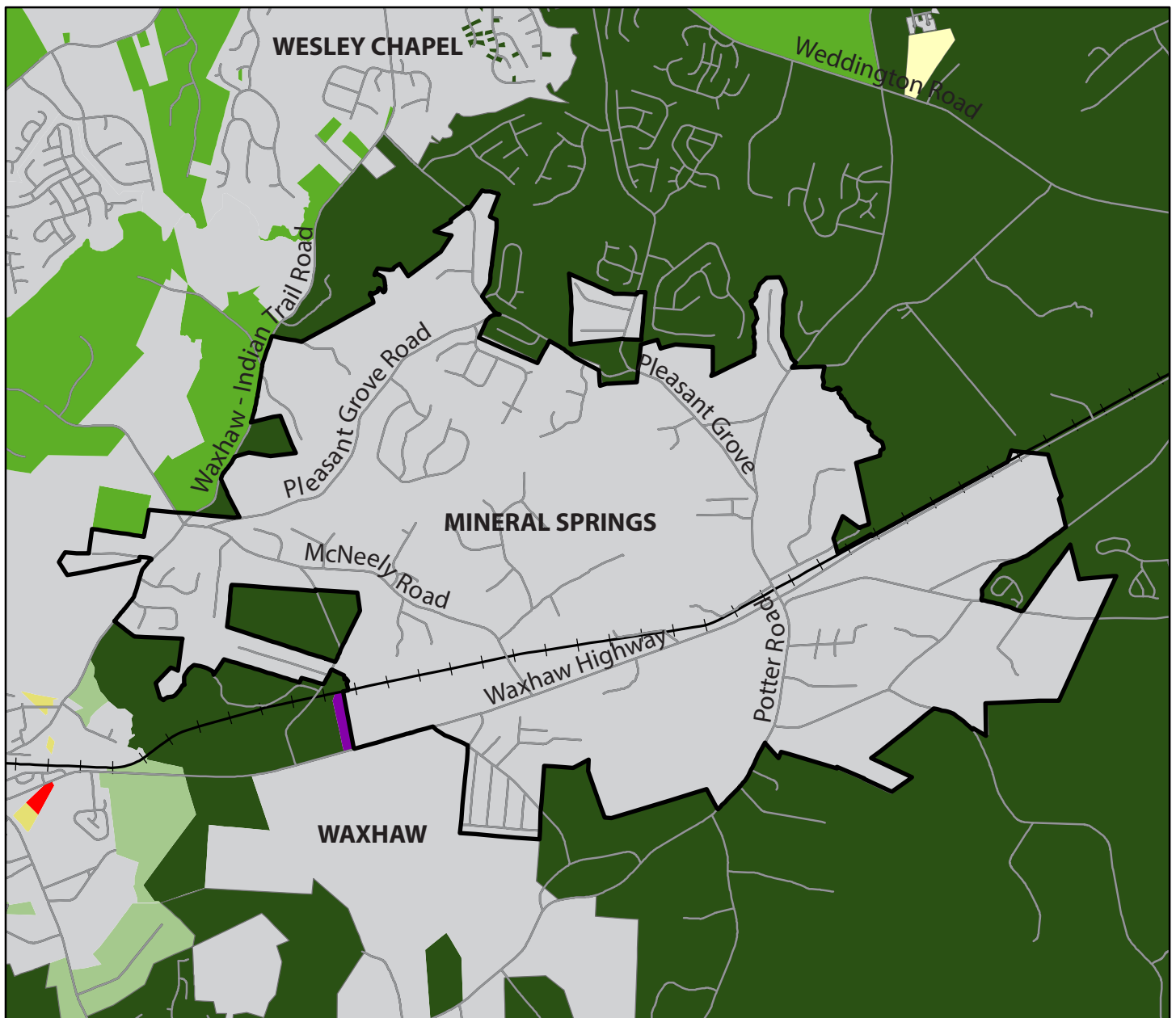
▼ MAP 2.13 Land Cover (2020)



Union County's zoning districts are shown in the map below, with municipalities, including Mineral Springs, shown in gray. Much of the area surrounding the Town is zoned for residential-agriculture, where lots are required to be at least 40,000 square feet. Much of the area west of Town, between Wesley Chapel and Waxhaw, is zoned R-40, which is a residential district that requires lots to be at least 40,000 square feet. There are also some areas zoned R-20, which must have 20,000 square foot lots; and a small area on the western Town boundary, near Collins Road and Waxhaw Highway, is zoned for light industrial uses.

- Residential Agriculture-40
- Residential-40
- Residential-20
- Residential-10
- Residential-6
- General Business (B-4)
- Light Industrial (L-I)
- Municipal Jurisdictions

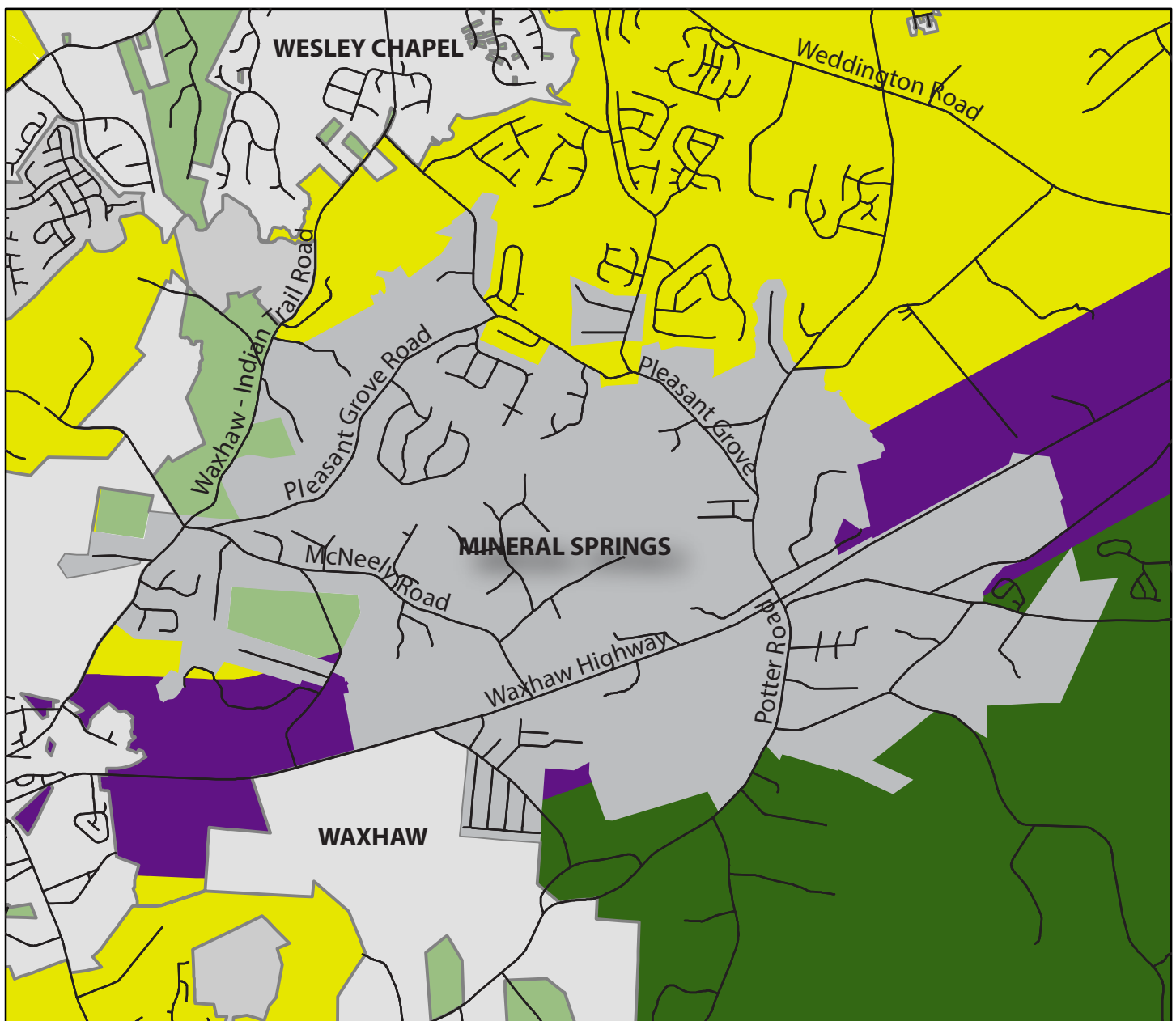
▼ **MAP 2.14 Union County Zoning**



Union County's recently adopted Future Land Use Map is shown on the map below. The County has designated Waxhaw Highway in both directions of the Town as an employment corridor. The County has also designated transition zones, where municipal jurisdictions will coordinate on growth policies in the future. These are present on the Town's western boundary. The area just southeast of Mineral Springs is designated for rural residential development and the other areas surrounding the Town have been designated for single family residential uses in the future.

- Rural Residential
- Transition Zone
- Single Family
- Employment Corridor
- Mineral Springs
- Waxhaw & Wesley Chapel

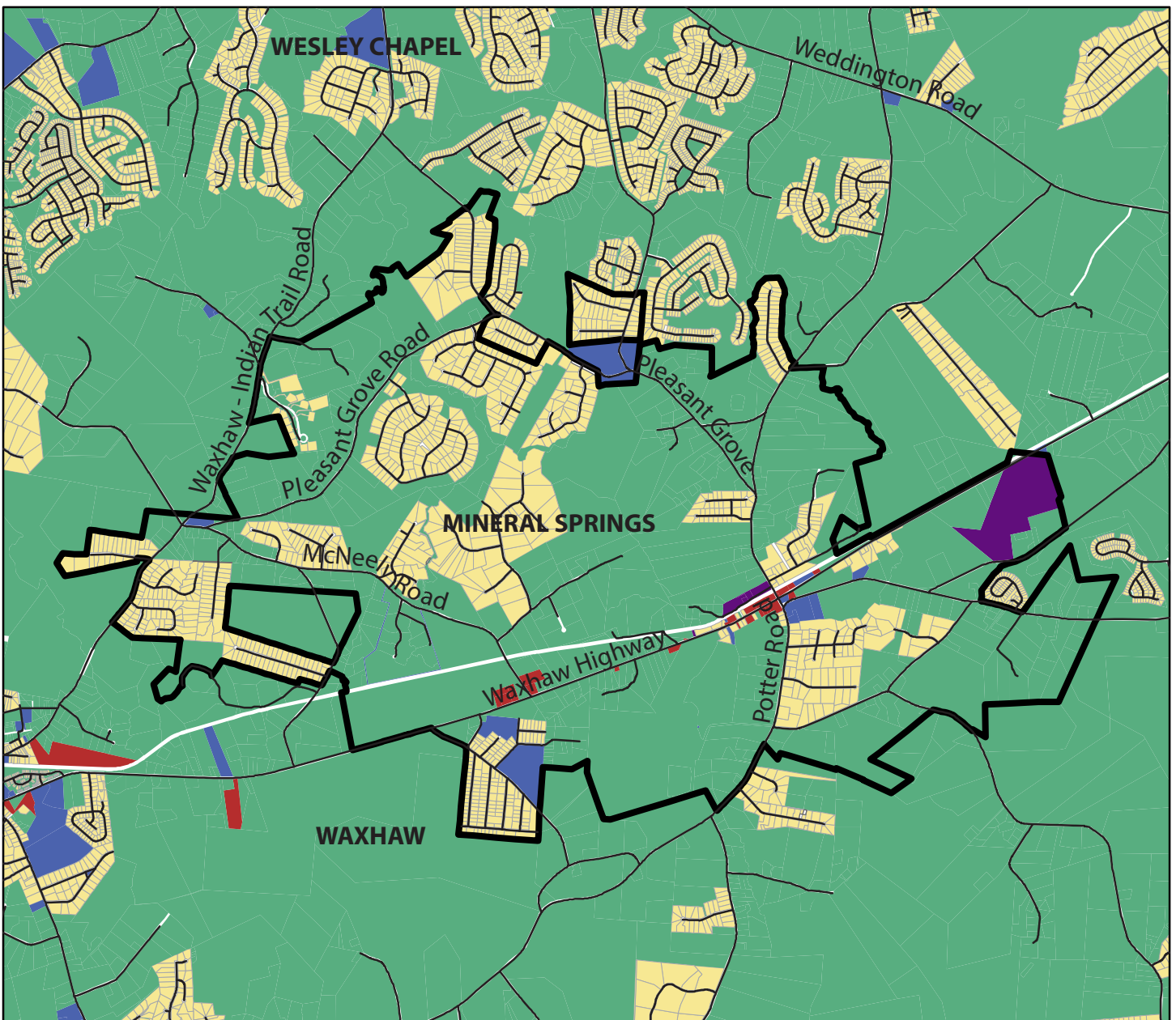
▼ **MAP 2.15 Union County Future Land Use**



A generalized version of the existing land uses in and around Mineral Springs is shown on the map below. A range of rural, agricultural, large-lot residential, and open space uses are classified as “Rural Residential & Open Space.” Residential uses are largely smaller lot subdivisions with internal streets, and Civic Uses include churches, schools, and government buildings. Commercial uses include stores and businesses, while the few industrial uses are either small manufacturing or infrastructure-related properties. The largest portion of land use is either Rural Residential & Open Space or Residential.

- Rural Residential & Open Space
- Residential
- Civic
- Commercial
- Industrial
- Mineral Springs

▼ **MAP 2.16 Existing Land Use**



▼ **FIGURE 2.21 Existing Land Use Distribution**

GENERALIZED LAND USE	TOTAL ACRES	% OF TOTAL AREA
Rural Residential & Open Space	3,591.3	71.6%
Residential	1,330.8	26.5%
Civic	62.7	1.2%
Commercial	24.7	0.5%
Industrial	8.8	0.2%

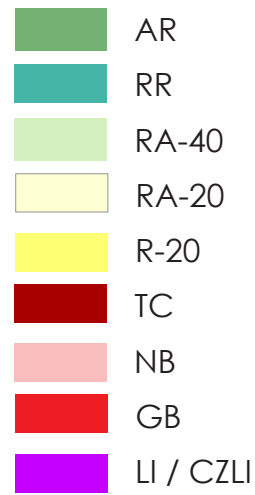
In fact, as shown in Figure 2.21 above, less than 2% of the Town’s total land area is described as Civic, Commercial, and Industrial combined. Just over 70% of the total land is considered Rural Residential & Open Space, while more than one quarter of the area is considered Residential.

This corresponds with the allocation of zoning districts in Town, as shown in Figure 2.22 and Map 2.17. About half of the total area of Mineral Springs is zoned Agricultural Residential, with 21% zoned Rural Residential, and an additional 25% zoned for various densities of residential and agricultural uses. The remaining area (less than 2%) is zoned Town Center, Neighborhood Business, General Business, Light Industrial, and Conditional Zoning Light Industrial. Almost all of the non-residential zoning districts are confined to Waxhaw Highway, and all of it is located toward the center of Town, either on Waxhaw Highway or on Potter Road. The residential and agricultural zoning districts are listed here from lowest density (AR) to highest density (R-20). AR, RR, and RA-40 have a maximum density of one dwelling unit per acre while RA-20 and R-20 have a maximum density of two dwelling units per acre. Permitted uses and other development standards vary. While the

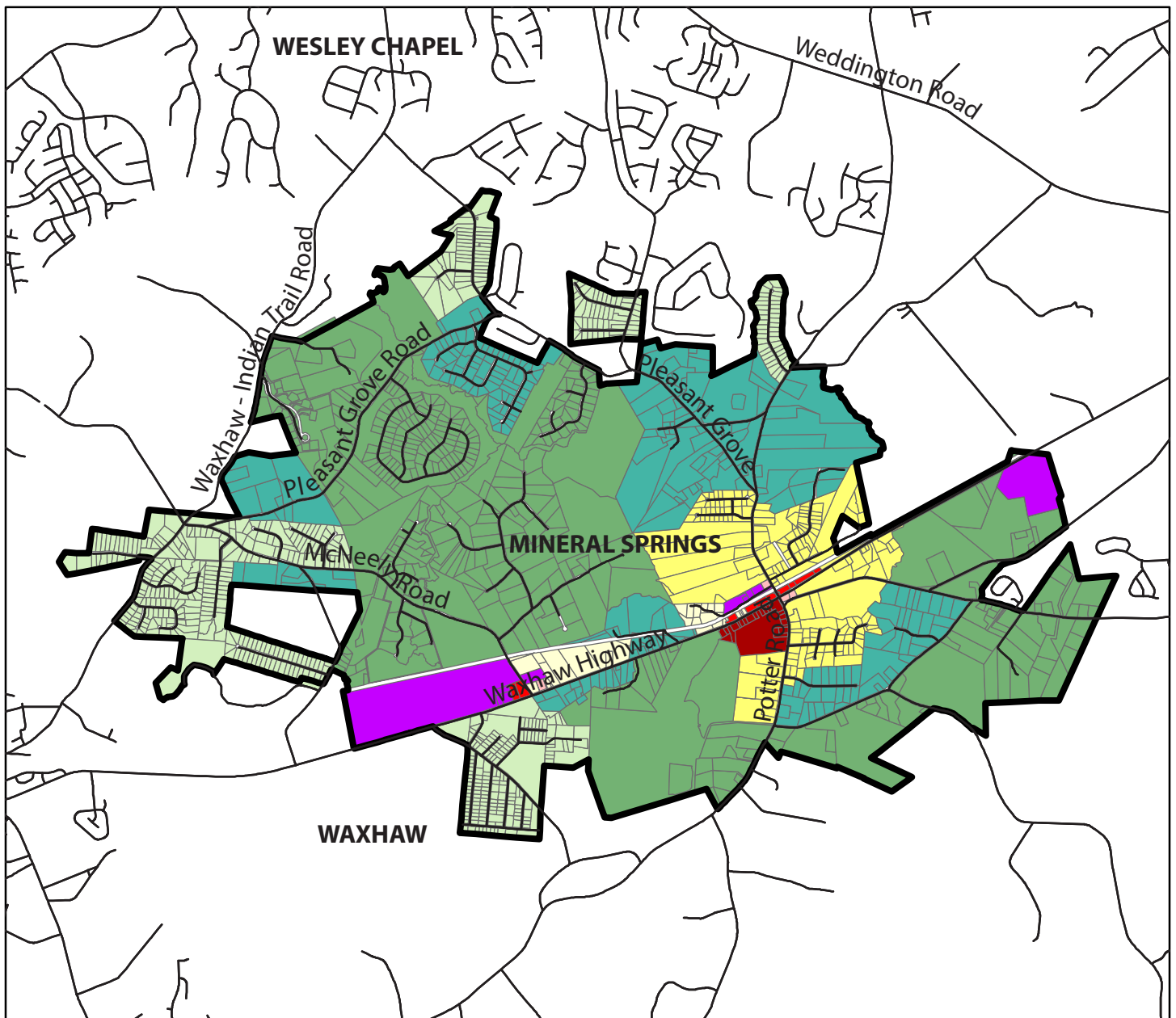
▼ **FIGURE 2.22 Zoning Distribution**

ZONING DISTRICT	TOTAL ACRES	% OF TOTAL AREA
Agricultural Residential (AR)	2,507.22	50.0%
Rural Residential (RR)	1,037.27	20.7%
Residential / Agricultural (RA-40)	734.14	14.6%
Residential / Agricultural (RA-20)	68.80	1.4%
Residential (R-20)	457.35	9.1%
Town Center (TC)	40.16	0.8%
Neighborhood Business (NB)	3.78	0.05%
General Business (GB)	10.22	0.2%
Light Industrial (LI)	155.60	3.1%
Conditional Zoning Light Industrial (CZLI)	3.78	0.05%

TC, NB, and GB districts all support commercial uses, the Town Center (TC) is anticipated to be a multi-modal, mixed-use retail, office, and cultural center. The Neighborhood Business district is intended to support a narrow range of professional services in close proximity to residential uses, and the General Business District is to support a broad range of commercial uses. The LI and CZLI zoning districts are intended to support light industrial and warehousing operations, which shall be operated primarily indoors and in a relatively clean and quiet manner and which will not be noxious to adjacent residential and business districts.



▼ **MAP 2.17 Mineral Springs Zoning**



A key factor in examining future development potential is through looking at land subdivision patterns, or existing parcel sizes. Generally, land that has already been subdivided into small lots is developed, or is limited in its ability to be redeveloped. Areas that have remained unsubdivided, particularly where there are large concentrations of undeveloped land (or farm land), present opportunities for new development or redevelopment. The following pages detail parcel sizes and areas that could potentially be developed or redeveloped in the future. Parcel size distribution was examined in two maps: Map 2.18 and Map 2.19. Each map is supported with a figure that examines the total areas allocated to each parcel grouping. Map 2.18 looks at a division of lots from the smallest developable area (20,000 square feet) to lots greater than 10 acres. In this map (and in Figure 2.23), parcels of 3.1 acres or larger represent lands that can potentially be developed or redeveloped in the future. In Map 2.19 (and Figure 2.24), parcels are examined in larger group sizes so that the smallest group is up to 1 acre and the largest group is greater than 50 acres. This helps to examine much larger development or redevelopment opportunities, with the largest parcels primarily being used for agricultural purposes today. As has been witnessed across the State, larger farms have become focal points for larger scale residential developments. Understanding where these developable parcels are can assist the Town in ensuring their zoning districts, development standards, and other requirements correspond with the potential future developments and uses that can exist throughout the Town.

▼ **FIGURE 2.23 Parcel Size Distribution (Smaller Scale)**

PARCEL SIZE	TOTAL # OF PARCELS	TOTAL ACRES	% OF TOTAL AREA
Up to 20,000 Square Feet	143	52.8	1.1%
20,000 Square Feet - 1 Acre	472	381.2	7.6%
1.1 - 3.0 Acres	606	924	18.4%
3.1 - 10.0 Acres	231	1,194.9	23.8%
Greater Than 10 Acres	96	2,465.5	49.1%

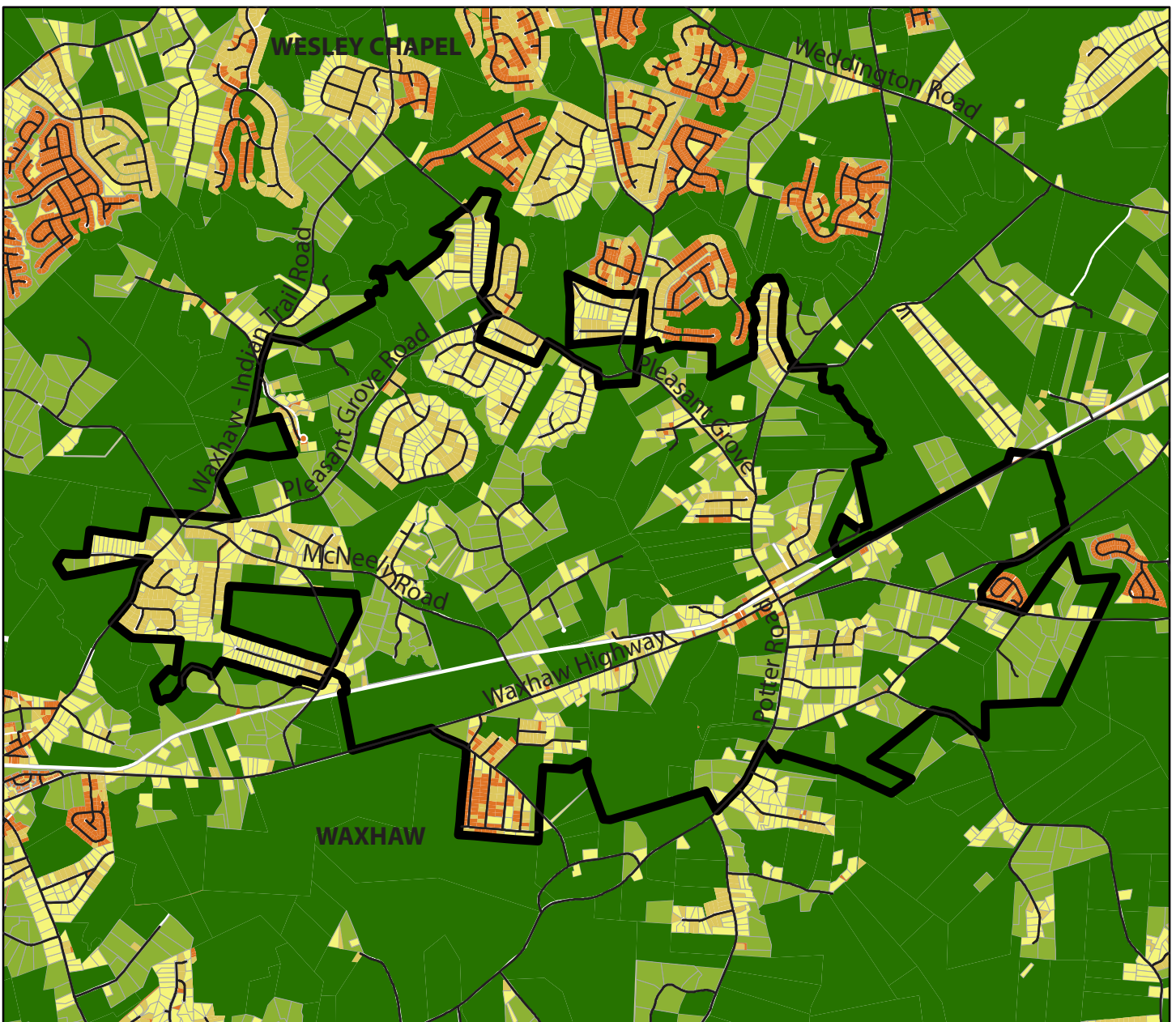
▼ **FIGURE 2.24 Parcel Size Distribution (Larger Scale)**

PARCEL SIZE	TOTAL # OF PARCELS	TOTAL ACRES	% OF TOTAL AREA
Up to 1 Acre	615	434.0	8.6%
1.1 - 5.0 Acres	738	1,444	28.8%
5.1 - 10.0 Acres	99	674.9	13.4%
10.1 - 50.0 Acres	87	1,609.3	32.1%
Greater Than 50 Acres	9	856.2	17.1%

Parcel sizes in and around Mineral Springs vary greatly. Generally, the northern part of Town, as well as the area north of Town, has been developed at greater densities and on smaller lots. There are many larger properties south and east of Mineral Springs, with a large concentration in the Town of Waxhaw as well. Generally, where lots are greater than 10 acres, there is an opportunity for major subdivision and development or redevelopment. There are almost 2,500 acres of land in the Town that are parcels greater than 10 acres, which is almost 50% of the total Town area. These larger parcels are shown in dark green on Map 2.18.

- Up to 20,000 SF
- 20,000 SF - 1 Acre
- 1.1 - 3.0 Acres
- 3.1 - 10 Acres
- Greater Than 10 Acres

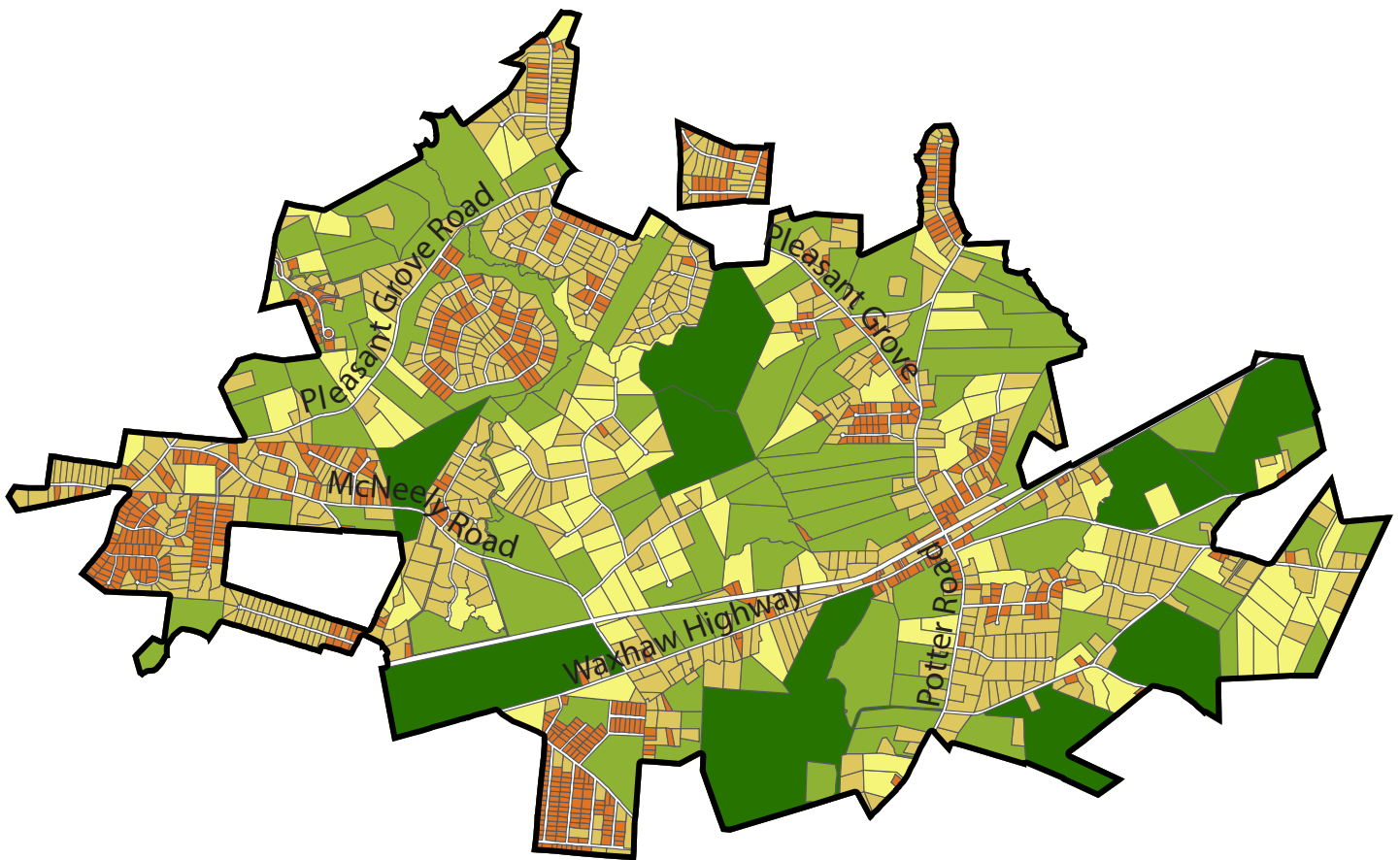
▼ **MAP 2.18 Parcel Size Distribution (Smaller Scale)**



Map 2.19 looks at parcels at an even larger scale, starting with those up to one acre in size. The largest category is lots greater than 50 acres and there are nine of these in the Town, totaling 856.2 acres. These are shown in dark green on Map 2.19. Almost half of the Town's total area is on properties of at least ten acres in size. This presents a lot of opportunities for future development or redevelopment, as a number of these larger parcels contain existing housing, but at a much lower density than is permitted by the Town's current development ordinances.



▼ **MAP 2.19 Parcel Size Distribution (Larger Scale)**



Map 2.20 and Figure 2.25 were created using a combination of the existing land use, parcel size, and zoning information. Parcels which were either undeveloped or developed at a low density were identified in order to calculate the approximate redevelopment potential in Town. These parcels were examined based on environmental impacts, existing zoning regulations, and physical development requirements in order to produce a best estimate of the total future build out of Mineral Springs. It is important to note that those parcels which are developed at a low density will be more difficult to redevelop, as they will require the current owner to agree to a purchase, as well as additional costs of redevelopment, including the potential removal of existing structures. These cases were considered, as they are probable if there is great development pressure in and around Mineral Springs in the future. As we've seen significant growth throughout Union County for many decades now, this is a reasonable consideration.

Figure 2.25 below breaks down each of the zoning districts and the total area which was identified as undeveloped or developed at a low density. This area was then subtracted by the open space requirements of Mineral Springs' unified development ordinance (which varies by district). RA-20 and RA-40 require a payment in lieu of open space when there is not significant area to set aside, and this is noted on both of those districts' calculated totals. The total area was also subtracted by the approximate area which will be needed to be set aside for roads and other supporting infrastructure. The minimum lot size and maximum densities for each zoning district were considered in this analysis, though they were never exceeded once subtracting out open space and area for infrastructure improvements. The column titled "Total # of Lots" indicates the number of lots which could be developed for each respective zoning districts' undeveloped area. This number was then multiplied by 2.4 in order to estimate the total new population. If all of the identified parcels were developed as shown, the Town's population would increase by 1,954 people. It's important to understand that the date of this potential build-out is unknown, and is not definite. Also, this approximation does not fully consider instances where the amount of land grouped together makes sense for a developer to pursue. For instance, on the most western boundary of Waxhaw Highway, there is a small triangular parcel that is less than 10 acres of undeveloped land. It was considered in this analysis but may not be extremely attractive to a developer given its shape and size (unless there is considerably more development pressure in the future).




▼ **FIGURE 2.25 Developable Land Distribution**

Zoning District	Undeveloped / Low Developed area	Area Required for Open Space	Area for Improvements	Total # of Lots	Total # of People
AR	899.6 AC	467.0 AC	186.8 AC	151	363
R-20	257.3 AC	7.4 AC	51.5 AC	441	1,058
RA-20	35.6 AC	(pay in lieu)	7.1 AC	63	152
RA-40	16.7 AC	(pay in lieu)	3.3 AC	14	34
RR	452.0 AC	140.3 AC	85.0 AC	144	347

*Minimum Lot Sizes and Maximum Densities were also considered in this analysis.

*The Town-owned greenway easements and Steeplechase property easements were not included in this analysis.

All of the properties examined in Figure 2.25 are shown in Map 2.20 below. Here you can see where there are particular groupings of large parcels in Town and thus where larger scale residential development would be more likely to occur. As mentioned previously, all of the parcels shown were included in the calculation presented, though the likelihood of development varies from property to property.

-  Large Scale Residential
-  Mineral Springs
-  Roads

▼ **MAP 2.20 Large Scale Residential Development Potential**



2.9 TOWN SERVICES

The Town of Mineral Springs does not provide any major services, and boasts a property tax of \$0.021 per \$100. The Town uses this revenue to provide planning and zoning services, to maintain the Town's park and greenway, and to pursue capital projects. The independently-chartered Mineral Springs Volunteer Fire and Rescue Service provides fire protection, and police protection is provided by regular Union County Sheriff's patrols.

As mentioned in the Introduction section of this Plan, the community survey conducted as part of this planning process included a question regarding Town services. The majority of people who participated in the survey indicated that they are content with the current services. About one dozen residents noted an interest in providing trash and recycle services, about nine were interested in seeing additional park improvements, and about eight thought that public safety presence could be increased. As any improvement to Town services is likely to have a direct impact on taxes, the survey also asked respondents if they would support a tax increase to support additional municipal services. The majority of respondents (60%) stated that they would not support a tax increase, while 40% said they would. Low taxes were also identified by residents as a primary asset of the Town. Any new services would need to be carefully considered as part of a capital improvement planning process.

Union County is the only provider of water and sewer utilities in the area; although it's service is limited. The majority of the Town does not have access to public water and sewer utilities. Maps 2.21 and 2.22 display the limited locations of Union County water and sewer in and around Mineral Springs.

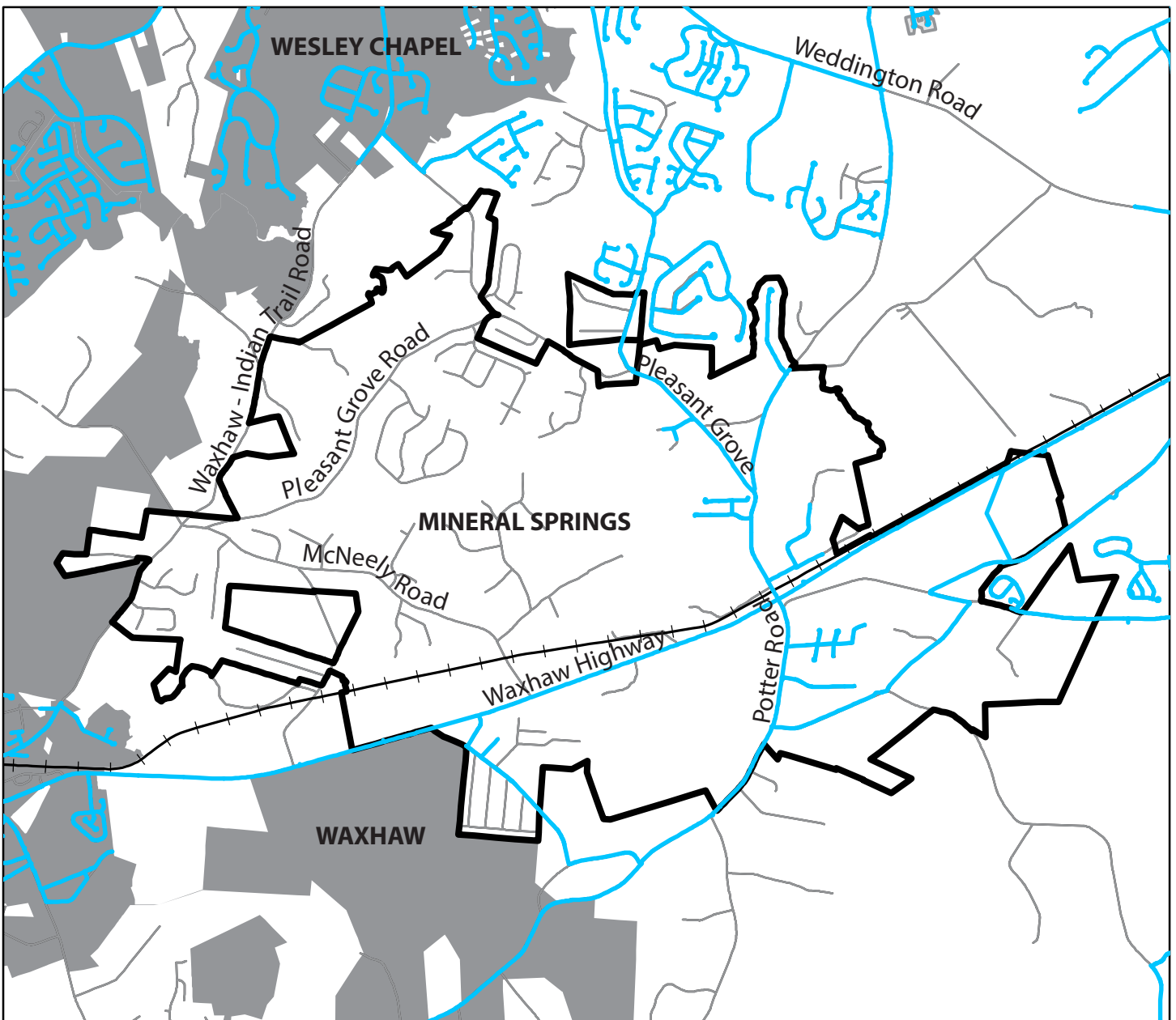
▼ **FIGURE 2.26 Mineral Springs Greenway Trailhead**



The map below displays water lines which are owned and operated by Union County in blue. Water is limited in Mineral Springs, though there are lines that run along Waxhaw Highway, Potter Road, and portions of Pleasant Grove Roads, as well as along some minor streets. Water service is mostly constrained to the eastern portion of the Town, and it can be seen that there are considerably more lines serving subdivisions north of Town and in Wesley Chapel.

- Water Lines
- Roads
- ▭ Mineral Springs
- Municipalities
- + + + + CSX Railroad

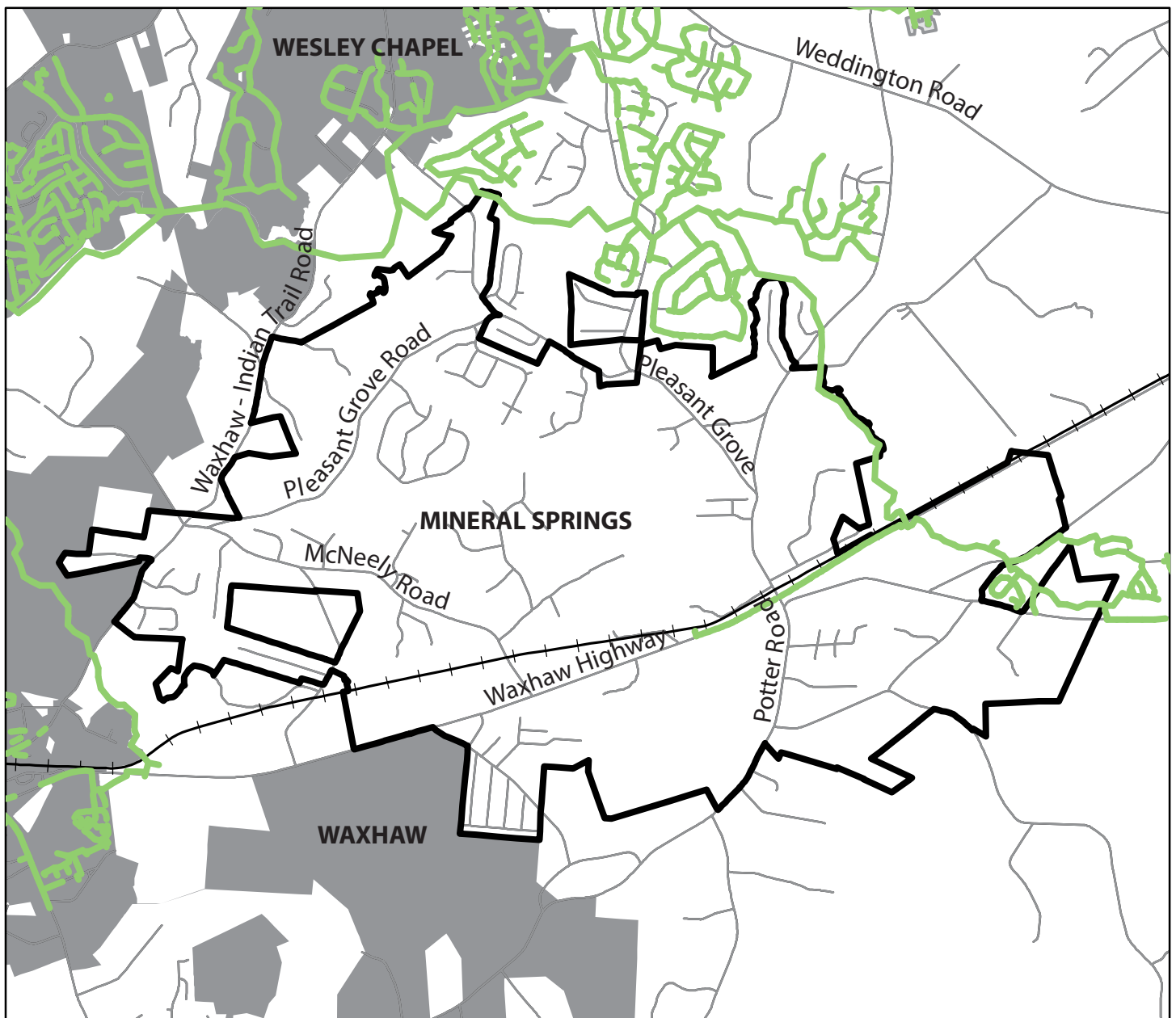
▼ MAP 2.21 Union County Water



The green lines on the map below are sewer lines which are owned and maintained by Union County. As can be seen, sewer service is extremely limited in the Town as well, though there are a number of lines servicing subdivisions north of Mineral Springs and in Wesley Chapel. There are some lines along the eastern border of the Town as well, and one line that runs along Waxhaw Highway into Mineral Springs' designated Town Center. Sewer capacity has been a much-noted issue in Union County and future allocation, as well as sewer line extension, is severely limited at this time.

- Sewer Lines
- Roads
- ▭ Mineral Springs
- Municipalities
- ++++ CSX Railroad

▼ **MAP 2.22 Union County Sewer**



3

MINERAL SPRINGS' PLAN FOR THE FUTURE

3.1 VISION FOR THE FUTURE

For the last two decades, the Town of Mineral Springs has established a conservation approach to growth management. While other Union County municipalities have allowed higher density residential development, Mineral Springs has adopted development regulations and policies that foster a low-density development pattern, preserving open spaces and the small-town rural atmosphere that the Town's residents have worked hard to maintain.

As the Comprehensive Plan was developed, the public input, background research, and meetings with the Steering Committee began to form the primary direction for the future of the Town. The main ideas and direction are captured below in the Comprehensive Plan Vision Statement.

COMPREHENSIVE PLAN VISION STATEMENT

"Conservation by Design"

The Town of Mineral Springs will strengthen its commitment to preserving the environment and managing growth in a sustainable manner. We will continue to implement conservation-based policies to ensure the Town can protect its natural resources, while maintaining its ability to provide a high quality of life for its residents. The Town's rural, low-density growth framework will be supported by a Town Center with a variety of uses and activities where infrastructure is able to support it. This area will be connected to the broader community through low-volume roadways and an expanded greenway system connecting to conservation developments throughout the Town.

3.2 GOALS & STRATEGIES

The vision statement captures the broad elements of importance in terms of major decisions and priorities the Town will make in the future. In order to provide actions to further direct implementation, a set of goals, along with implementation strategies, which fall underneath this vision statement, were created. The vision statement and these goals were utilized to create the future land use map and recommendations which are outlined in this section of the Plan. The goals and strategies are listed below and on the following pages.

GOAL 1

STRENGTHEN CONSERVATION-BASED DEVELOPMENT POLICIES

Our community places a high value on natural resources and open spaces that define our rural small town atmosphere. We will continue to foster conservation-based development through our development regulations, preserving our environmental resources, green spaces, and rural landscape.

- Maintain low-density residential zoning patterns outside of the Town Center, where infrastructure is not in place to support higher density development.
- Continue to promote low-density residential development that conserves natural resources, agricultural uses (such as farms and equestrian facilities), and open spaces through conservation-based design.
- Evaluate and consider rezoning larger, undeveloped properties that are zoned for higher residential densities but do not have access to public water and sewer to a lower density zoning district. These properties, which are located outside of the Town Center, are limited in their yield, as they are more supportive of development on private well and septic.
- Continue to utilize existing and new regulatory tools through the Mineral Springs Development Ordinance to protect natural resources, streams, open spaces, and the agrarian landscape.
- Locate commercial development in the Town Center area designated on the future land use map.
- Drive industrial development to areas designated on the future land use map for industrial.
- Work with the Carolina Thread Trail and Wesley Chapel to extend and connect the greenway north.
- Coordinate with adjacent municipalities and the county on future land use, transportation, and growth policies.

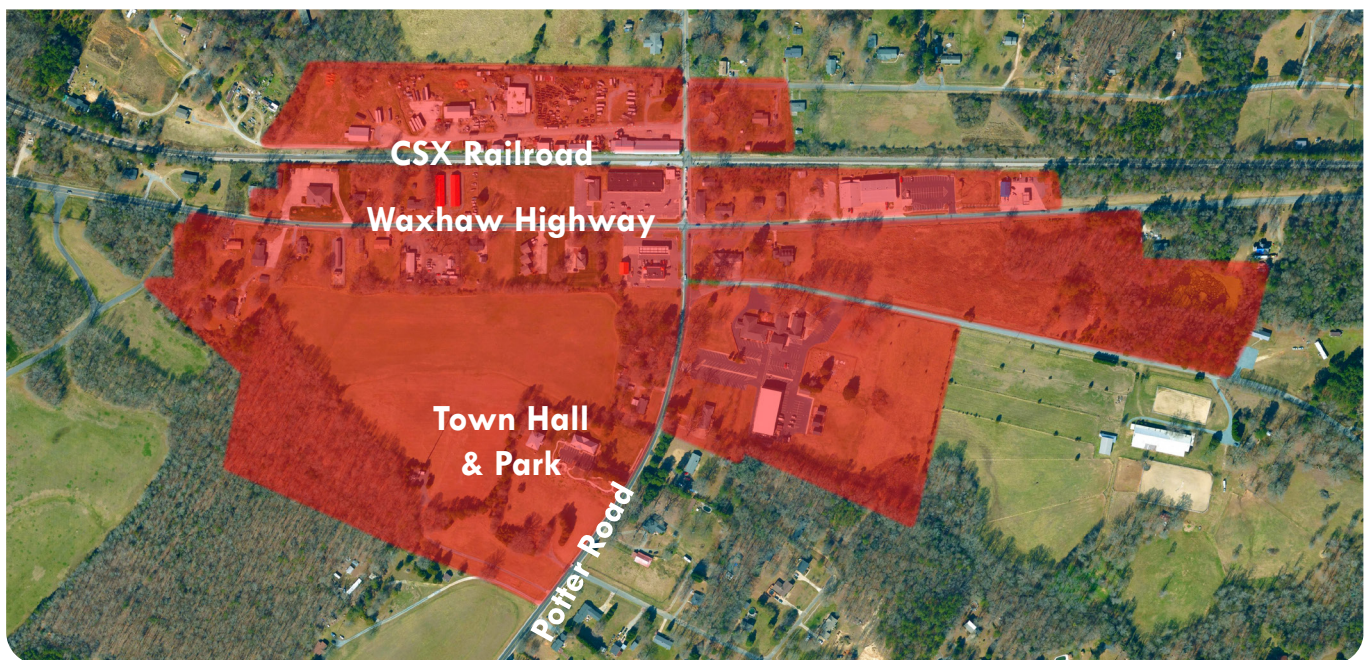


GOAL 2

DEVELOP THE TOWN CENTER

The heart of our community is where we have the infrastructure to support a mixture of commercial uses to serve our residents. We understand focusing high density residential and commercial uses in this area plays an important role in protecting our open spaces and conservation areas. We will continue to plan for the development of this area as the Town Center, ensuring the right policies are in place to facilitate its establishment.

- Prepare a retail market analysis to identify retail uses that can be successful in the Town Center.
- Coordinate with Union County Economic Development to develop a business recruitment plan.
- Evaluate the effectiveness of zoning regulations to facilitate the development of the Town Center.
- Pursue opportunities with NCDOT to improve the functional design, safety, and appearance of the NC 75 - Waxhaw Highway and Potter Road intersection.
- Work with NCDOT to prepare a bicycle and pedestrian plan within the Town Center to create a safe bicycle and pedestrian environment.
- Coordinate with Union County to ensure sufficient wastewater transmission and treatment capacity to attract desired uses to the Town Center that are dependent upon the use of wastewater infrastructure.
- Prepare revised conceptual plans for the development of the Town Center.
- Encourage local business owners and professionals to join and actively participate in the Union County Chamber of Commerce to help businesses become more engaged in the community.
- Encourage the creation of a Mineral Springs Business Association.



GOAL 3

ENHANCE QUALITY OF LIFE

We desire a community that has a high quality of life focused on our natural environment, appearance, community activities, and active and healthy lifestyles. We will continue to enhance the appearance of our community through our Development Ordinance, monitoring the design and landscaping of buildings and sites for commercial development, as well as the design and layout of new residential developments. We will also work to establish opportunities for our community to become more engaged in town-wide beautification and similar opportunities that enhance our quality of life.

- Work with residents and businesses to establish volunteer-based committees to help develop and maintain future landscaping projects, recreational opportunities, and community events.
- Consider town-initiated code enforcement to help improve the appearance of commercial areas.
- Maintain development regulations that preserve scenic views and rural landscapes.
- Evaluate locations and funding opportunities for the expansion of greenways and open spaces.
- Coordinate with local and regional preservation groups to establish additional conservation easements to help protect and preserve existing agricultural lands and open spaces.
- Focus the extension of growth-inducing utilities and infrastructure improvements in the Town Center and Industrial areas designated on the future land use map.
- Continue to support equestrian uses, the Queen's Cup Steeplechase event, and related uses and activities that enhance the quality of life for our Town and the region.
- Encourage agricultural property owners to explore agritourism and related secondary uses of their property to enhance the long-term viability of existing farms and maintenance of open spaces.



GOAL 4

PLAN FOR CAPITAL IMPROVEMENTS

The Town will continue its long-standing commitment to maintaining a fiscally sound and responsible local government with a low tax rate that residents of the community value. We will carefully review and plan ahead for capital improvement needs, projects, and services to ensure an efficient use of the Town's resources for the long-term, which is essential to the sustainability of our community.

- Evaluate, prioritize, and plan for capital improvements including the renovation of the historic school as a community center, the placement of sidewalks and crosswalks within the Town Center area, and the improvement of the Waxhaw Highway and Potter Road intersection.
- Consider grant opportunities and other resources for the construction and extension of greenways and open spaces.
- Continue to coordinate with Union County on improving opportunities for wastewater collection within the Town Center and future industrial sites to facilitate the development of these areas, as identified on the future land use map.
- Identify improvement and maintenance needs of existing Town-owned and operated facilities to sustain a high level of services and overall operations.
- Identify local funding, grant funding, partnerships, and other resources necessary to maintain the Town's Development Ordinances and future planning initiatives.
- Continue to conduct regular strategic planning workshops to determine capital projects, staffing needs, and service needs.
- Consider the establishment of a beautification fund and a special events fund to assist volunteer-based groups with potential landscaping projects, festivals, and events.



3.3 FUTURE LAND USE

While the goals and strategies outlined in the previous section provide the general direction for the Town's future, there is also a need to outline the desired future land use patterns directing the physical development of the Town. The Future Land Use Map, as displayed on Map 3.1, provides the Town with a guiding vision that will be used by the Town's elected and appointed officials, citizens, and developers as they make land use and development decisions to implement Town policies and future capital improvements within the Town. Specifically, as the Town considers legislative decisions related to rezonings and zoning ordinance amendments, a statement regarding the consistency of the proposed changes with the Comprehensive Plan, consistent or not consistent, must be approved with any motion to approve or deny the rezoning or zoning ordinance amendment. The land use categories and map contained in this section demonstrate how the Town desires to both change and preserve existing land use patterns as it grows over time. For this reason, it is important to monitor, review, and update the future land use categories and map as new growth, new infrastructure, and changes in the community's vision and direction occur.

Future Land Use Map

The Future Land Use Map (FLUM) guides zoning map amendments and legislative decisions regarding certain development approvals. The FLUM displays general land use categories as applied to the planning and zoning jurisdiction of the Town. As future development occurs, the Town Staff, Planning Board, and Town Council will review the FLUM to ensure that all proposed development occurs in a manner which helps to achieve the vision and goals of this Plan. Over time, it is likely that the FLUM will need to be revised as land use patterns and development trends change. For this reason, Town Staff should regularly review this Plan and the FLUM, recommending amendments to them as necessary to ensure they remain relevant.

Future Land Use Categories Defined

The future land use categories includes six classifications of residential and non-residential uses. The number of categories in the in the 2022 FLUM have been combined and reduced from eight categories outlined in the 2006 FLUM. The 2022 FLUM is displayed on Map 3.1.

Town Center

This category is intended to promote the establishment of high density residential uses mixed with retail, office, institutional, entertainment, and cultural focused developments in a compact walkable environment. The goal is to focus this development type in the center of Town to help preserve the open spaces and natural resources located throughout the remainder of the community. This area places a high priority on the quality of design, promoting a traditional architectural and visual environment.

Industrial

The primary goal of the Industrial category is guide the placement of light industrial uses in areas where infrastructure is in place or planned to support this intensity of use. The Industrial areas will provide employment opportunities for Town residents and the Western Union County area.

Residential (1 DU / AC)

The Residential category designates areas of the Town that are already developed as one dwelling unit per acre (1 DU / AC) or are best suited for one dwelling unit per acre. The major change recommended from the 2006 FLUM is combining the former Urban Traditional future land use category with the Rural Traditional category to form the Residential category.. In the previous Plan, the Urban Traditional category adjacent to the Town Center was envisioned as residential neighborhood of two to three dwellings per acre. However, the potential for water and sewer infrastructure to support higher density has not been realized in this area. At this time, the wastewater treatment capacity and line infrastructure needed to facilitate two to three units per acre in this area does not appear to be feasible within the next ten years. This density of development, in most cases, will not be allowed on private well and septic by the Union County Health Department, especially given the poor soil conditions in the former Urban Traditional areas. Over time, as development interest may increase around the Town Center area and the possibility of sewer extension becomes more feasible, the Town may reconsider the designation of this area for the two to three dwelling units per acre classification from the 2006 FLUM. This classification also includes the Western Union Elementary School site the Residential category, eliminating the Institutional category that was identified on the 2006 FLUM.

Rural Residential (1 DU / 1.5 AC)

The Rural Residential category provides a transition primarily between Residential and Agricultural Residential areas. It also includes an area of the Town previously developed at this density. The overall residential density of this area is one dwelling unit per one and a half acres (1 DU / 1.5 ACs). The 2022 FLUM classifies additional area along the Waxhaw Highway corridor as a transition between the Town Center to the east and the large vacant Industrial area west of the Town Center. This classification removes the Highway Corridor category that was included in the 2006 FLUM.







Agricultural Residential (1 DU / 2 AC)

This residential classification is the lowest density category for the Town. This area consists of large agrarian and equestrian lands where there is an abundance of forested land, pasture land, and natural resources. This area is the primary target for conservation-based residential development. A variety of conservation-based subdivision types is encouraged in the Town's Development Ordinance such as the Farmhouse Group, Rural Subdivision, Large-lot Subdivision, and Conservation Subdivision that allows smaller lots in order to preserve large tracts of permanently protected open space like recently developed Copper Run. Copper Run is located along Pleasant Grove Road and connects to the Mineral Springs Greenway, which is part of the Carolina Thread Trail.

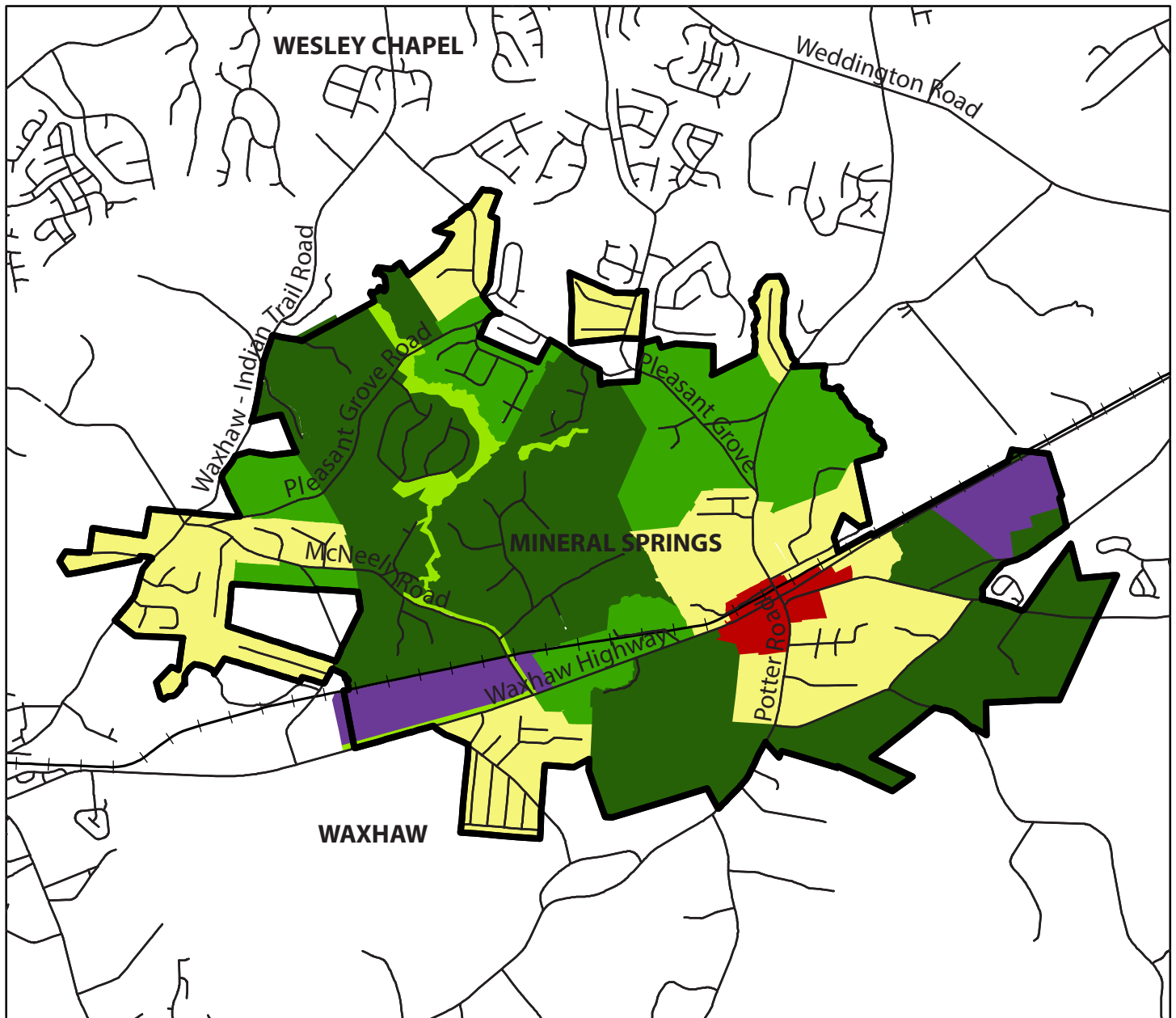
Mineral Springs Greenway / Carolina Thread Trail

This classification designates the existing Mineral Springs Greenway and the planned extension north toward Wesley Chapel and the extension that is planned from McNeely Road westward along Waxhaw Highway to the Town of Waxhaw. Additional greenway extensions are included on the Potential Greenway Map show on Map 3.2.

Future Land Use Map

-  Town Center
-  Industrial
-  Residential (1DU / AC)
-  Rural Residential (1 DU/1.5 AC)
-  Agricultural Residential (1 DU/2 AC)
-  Mineral Springs Greenway / Carolina Thread Trail

▼ MAP 3.1 2022 Future Land Use Map

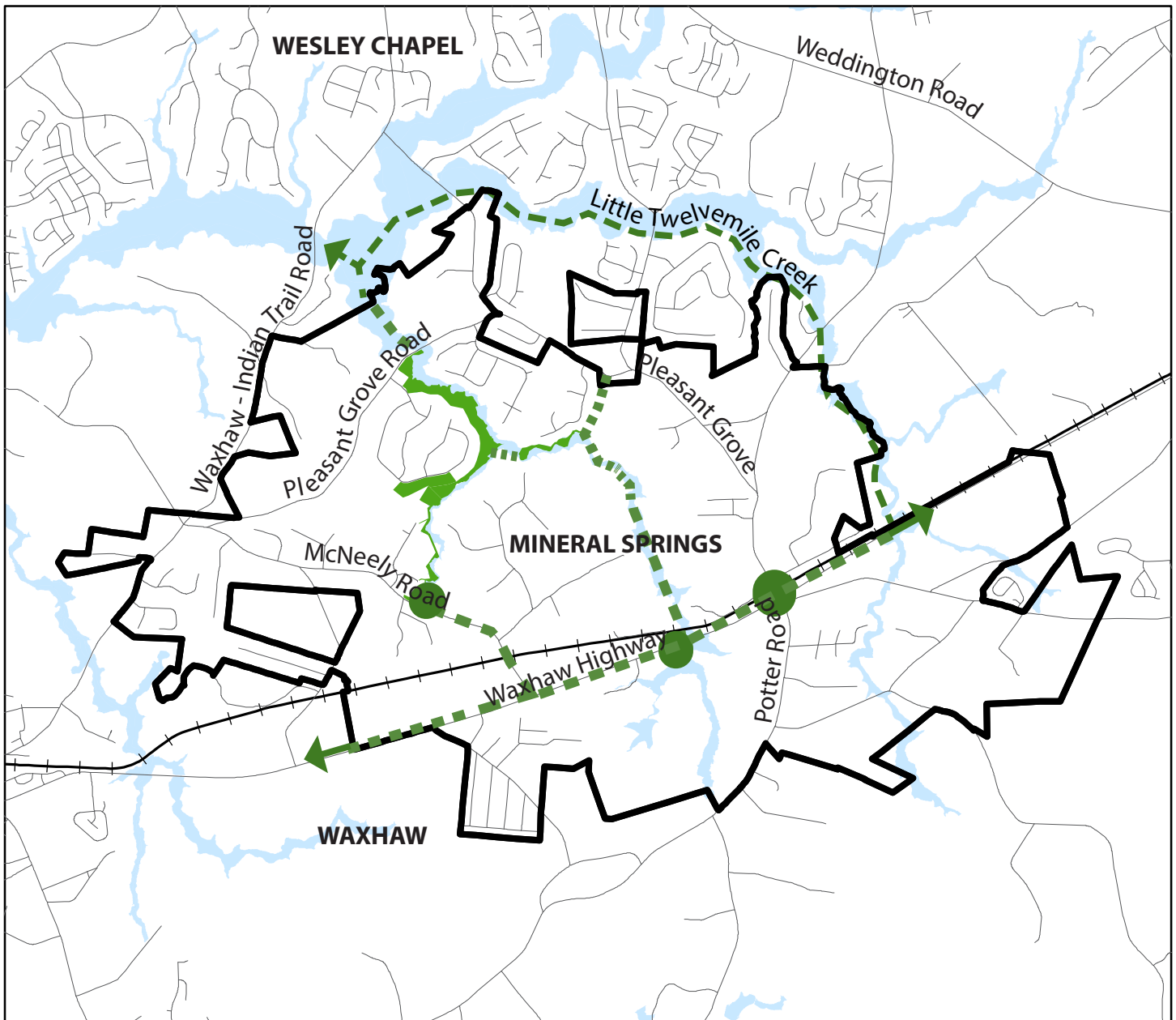


Future Greenways

In the 2006 Plan, a number of potential greenway corridors were identified along existing streams and natural areas. Since that time, the Town acquired property adjacent to the Copper Run development and opened an 1.8 mile stretch of the Mineral Springs Greenway, which is part of the regional Carolina Thread Trail. As the Town develops and funds become available, the Town has the opportunity to connect future conservation and open space areas throughout the community. The map below illustrates some of the potential connections. Others may be identified as future developments are proposed.

- Floodways
- Existing Greenways
- Potential Greenways
- Trail Heads / Connections

▼ **MAP 3.2 Existing and Potential Greenways**



3.4 IMPLEMENTATION

MOVING FORWARD

With the Comprehensive Plan adopted, it is now time to move forward with implementing the vision through the goals and implementation strategies; including the future land use policies contained in the Future Land Use section. This Plan is grounded in the community input that was received during the process, as well as the data analyses that were performed at the onset of this project. The process, ideas, information, and proposed policies were vetted by the Steering Committee throughout the development of the Plan. Taken together, the public input and close oversight of the process have produced a plan with broad community support that will serve the Town of Mineral Springs over the next five to ten years.

Plan implementation will take many forms, including the adoption of policies, budgeting for new programs and capital improvements, creating new plans to address specific issues (such as new conceptual plans for the Town Center area), and ongoing updates to the Town's development regulations. To that end, the Comprehensive Plan will serve as a guide for elected and appointed officials, Town staff, residents, business and property owners, and those with development interests in the community. The Plan will help to guide their actions and ensure that there is clarity as to the desired path forward. In particular, land use decisions will be guided by the Plan, as it must be consulted for consistency each time a major policy decision is made.

MONITORING AND UPDATING THE PLAN

For the Plan to remain effective and relevant to current conditions, it must be regularly monitored and maintained through reviews and, as necessary, the data and policy recommendations that it contains must be updated. A best practice that can be implemented in Mineral Springs is for the Town Council and Planning Board to undertake reviews of the Plan on an annual basis following its adoption, and determine any updates that may be necessary based on progress toward implementation and changing conditions in the community. More thorough updates to the plan should be undertaken every 5-10 years, at most, to ensure that there are opportunities for the community as a whole to engage in a broader planning process that reassesses the vision and other aspects of the Plan to account for ongoing changes in the makeup of the community and the values of its residents. If properly maintained and regularly updated, the Comprehensive Plan will serve as a foundational element of every aspect of the community, and help to maintain a clear and consistent direction as the Town moves forward toward realizing its vision for the future.





TOWN OF MINERAL SPRINGS

COMPREHENSIVE PLAN

BENCHMARK

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