

Town Council Members

Valerie Coffey - 2015 ~ Jerry Countryman - 2017 ~ Lundeen Cureton - 2015

Peggy Neill - 2015 ~ Melody LaMonica - 2017

Town of Mineral Springs
Mineral Springs Town Hall
3506 S Potter Road ~ Mineral Springs
Town Council
Public Hearings / Regular Meeting
March 13, 2014 ~ 7:30 PM

Agenda

1. **Opening**

The meeting will be called to order, an invocation will be delivered and the Pledge of Allegiance will be recited.

2. **Public Hearing – Proposed Text Amendments**

3. **Public Hearing – Conditional Use District Rezoning Request**

4. **Public Comments**

The Town Council will hear comments from members of the public on any matters of interest to them during this ten-minute period.

5. **Consent Agenda**

- A. February 13, 2014 Regular Meeting Minutes, February 18, 2014 Special Meeting Minutes and February 27, 2014 Regular Meeting Minutes
- B. January 2014 Tax Collector's Report
- C. Duplicate Tax Refund
- D. January 2014 Finance Report

6. **Consideration of the Proposed Text Amendments**

The council will consider approving the proposed text amendments to Article 2 of the Mineral Springs Zoning Ordinance and Article 1 of the Mineral Springs Subdivision Ordinance.

7. **Presentation by Union County Executive Director of Growth Management**

Mr. Brian Matthews will explain the recent North Carolina Department of Transportation decision concerning municipal subdivision street inspection and maintenance.

8. **Consideration of the Conditional Use District Rezoning Request**

The council will consider the request from Mr. Tony Patterson for a rezoning on Tax Parcel #06-060-007H from RA20/B4 to CD-LI

9. **Discussion on the Literacy Council of Union County Spelling Bee**

The council will discuss the change in the Council for Literacy Spelling Bee date.

10. **Consideration of Purchasing a Steeplechase Ad**

The council will consider purchasing a Steeplechase Ad.

11. **Consideration of Participating in 2015 Urban Archery Season**

The council will consider renewing the town's participation in Urban Archery for 2015 Season; the dates are January 10, 2015 through February 14, 2015.

12. **Staff Updates**

The staff will update the council on any developments that may affect the town.

13. **Other Business**

14. **Adjournment**

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Public Hearing / Regular Meeting
February 13, 2014~ 7:30 PM

Meeting Cancellation

- The regular Town of Mineral Springs Town Council meeting scheduled for February 13, 2014 was cancelled due to inclement weather.
- The next regular meeting will be on Thursday, February 27, 2014 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, Town Clerk

Frederick Becker III, Mayor

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Special Meeting
February 18, 2014~ 7:30 PM

Minutes Draft

The Town Council of the Town of Mineral Springs, North Carolina, met in a Special Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, February 18, 2014.

Present: Mayor Frederick Becker III, Mayor Pro Tem Janet Critz, Councilwoman Valerie Coffey, Councilman Jerry Countryman, Councilwoman Melody LaMonica, Councilwoman Peggy Neill and Town Clerk/Zoning Administrator Vicky Brooks.

Absent: Councilwoman Lundeen Cureton.

Visitors: None.

With a quorum present Mayor Frederick Becker called the Special Town Council Meeting of February 18, 2014 to order at 7:30 p.m.

1. **Opening**

- Councilwoman Critz delivered the invocation.
- Pledge of Allegiance.

2. **Amend the Regular Meeting Schedule**

- Mayor Becker explained that the first and only item of business was to amend our regular meeting schedule; the revised meeting schedule was included in the agenda packet. The memo from Town Clerk Vicky Brooks explained that in order to change the regular meeting schedule you must allow seven days to pass before it can become effective; in order to comply with State law.
- **Councilwoman LaMonica made a motion to approve and adopt the new regular meeting schedule and Councilwoman Neill seconded. The motion passed unanimously as follows:**

*Ayes: Coffey, Countryman, Critz, LaMonica and Neill
Nays: None*

- The new regular meeting schedule is as follows:

Thursday, January 9, 2014

Thursday, February 13, 2014 – Cancelled due to inclement weather

Thursday, February 27, 2014

Thursday, March 13, 2014

Thursday, April 10, 2014
Thursday, May 8, 2014
Thursday, June 12, 2014
Thursday, July 10, 2014
Thursday, August 14, 2014
Thursday, September 11, 2014
Thursday, October 9, 2014
Thursday, November 13, 2014
Thursday, December 11, 2014

3. **Adjournment**

- **Councilwoman Coffey** made a **motion** to adjourn and **Councilwoman Critz** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, LaMonica and Neill
Nays: None

- The meeting was adjourned at 7:35 p.m.
- The next regular meeting will be on Thursday, February 27, 2014 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, Town Clerk

Frederick Becker III, Mayor

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Regular Meeting
February 27, 2014~ 7:30 PM

Minutes Draft

The Town Council of the Town of Mineral Springs, North Carolina, met in a Regular Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, February 27, 2014.

Present: Mayor Frederick Becker III, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, Councilwoman Melody LaMonica, Councilwoman Peggy Neill, Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin and Deputy Town Clerk/Tax Collector Janet Ridings.

Absent: Mayor Pro Tem Janet Critz and Councilwoman Valerie Coffey.

Visitors: Barbara Erps and Mike Privette.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of February 27, 2014 to order at 7:33 p.m. Mayor Becker announced that this is the first meeting after the newly adopted regular meeting schedule, which had to be amended due to the snow day where we had to cancel a meeting.

1. **Opening**

- Councilwoman Cureton delivered the invocation.
- Pledge of Allegiance.

2. **Public Comments**

- Mike Privette – 2216 Potter Downs Drive.

3. **Consent Agenda**

- **Councilman Countryman** made a **motion** to pass the consent agenda as it was presented containing the following:

- A. *January 9, 2013 Regular Meeting Minutes*
- B. *December 2013 Tax Collector's Report*
- C. *December 2013 Finance Report*

and **Councilwoman Cureton** seconded. *The motion passed unanimously as follows:*

Ayes: Countryman, Cureton, LaMonica and Neill
Nays: None

4. **Mineral Springs 15th Anniversary Festival Update and Consideration of Changing the Date of the Festival**

- Ms. Barbara Erps stated that she had contacted just about everybody that she could think of as a sponsor and everybody is so open to having this, she has not heard one negative comment; it's all been fantastic. Ms. Erps has talked to Farley's, Steeplechase, Lem's, the feed store, SkyeCroft, Rusty [sic] at the Barber Shop, the granite counter tops, Mineral General Gas Station, Scruggs Equipment and they have contacted Skip's Archery and the Department of the Corporate Sponsorship at Union County Hospitals; they have all said yes with some of those being "absolute definite". All of this hinges on the date. Ms. Erps told the council if they had any people that they know she will contact them. As food vendors, Ms. Erps has contacted Waxhaw Creamery, Paul's Hot Dogs/Franks, Creative Food Concepts, Lem's will be helping out, plus Western Union Elementary and Special Events Catering. Ms. Erps explained that what she has done is just "contacted" these people and asked them if they were interested; it depends on the date as to whether or not they are able to do this. Ms. Erps has contacted craft vendors such as Sand Art, dog/cat rescue, handmade jewelry, children's toys/novelties, soaps/lotions and then possibly Janet [Ridings] (she is a crafter). Ms. Erps has contacted Waste Connections and Action for garbage and has gotten two very good estimates from them. Ms. Erps also got a good estimate on the port-a-johns. They [Ms. Erps and volunteers] are working on entertainment, they have some possibilities of the high school band wanting to come and then they are thinking of talent shows. In addition, they have contacted Skip's Archery and some others that might come for an hour; just to get the kids involved. Ms. Erps stated that the fire station has agreed to do a bar-b-que and a smoke house, parking and volunteers; all of that hinges on the date. Ms. Erps explained that they didn't realize when the date (August 30th) was set at the last meeting that it was Labor Day weekend, "so the following weekend and the kids from school, which somebody said 'why don't you put a letter in their backpacks', you know, get all the kids involved from up at Western Union, we wouldn't be able to do that on the 30th, but we could September 6th and so I think, you know, September 6th and a lot of these people that I've talked to said 'you probably don't want to have it Labor Day weekend' cause that's kind of people's last weekend to go out of town". Mayor Becker asked if school didn't begin August 25th or something. Ms. Erps responded that she didn't know. Councilwoman Neill stated that she thought it did. Mayor Becker commented that he thought they had looked it up and it's the end of the first week [of school] and he didn't think they are going to go away on vacation again. Ms. Erps responded yeah, cause they get that Monday off, so a lot of parents say "well this is our last thing to go out there" and then that Matthews Festival (they have a big festival) – Matthews Alive. Mayor Becker commented that's pretty much a three day [event]; it goes on all weekend. Barbara responded right. Mayor Becker stated that is almost like it's a reinforcement for us, because people can go to both. Barbara responded right and then asked the council if they had any questions about the information that she had given them. Councilman Countryman responded no it's excellent. Councilwoman Neill responded that it is excellent; Ms. Erps has done a great job. Ms. Erps commented that she has contacted everybody around this area and everybody is willing. Ms. Erps explained that Ms. Brooks had made some wonderful drafts about corporate sponsors that says "community leader", "community sponsor" and "community friend". Ms. Erps has approached people

like that, because some don't want to give \$150, which was our top for sponsors, so we made it \$50 and \$25 [also]; what that encompasses is in the drafts. Ms. Erps again asked the council if they had any questions and stated that she was not 100% sure how they would take that vote about the date. Councilwoman LaMonica responded at this point "you need a date". Mayor Becker responded that the council has to decide if they are sticking with the date that they all agreed on. Councilwoman Neill stated "didn't we all decide, we all agreed that that was the date". Mayor Becker asked Ms. Erps what the problem was (aside from it being Labor Day weekend) and if she could get enough people (vendors and so forth) to arrive on the 30th. Ms. Erps responded "well the ones that I talked to are, you know, doing the Matthews Alive is a pretty, you know, it's a major thing and it's very very costly and the people that I have contacted said that they aren't doing the Matthews Alive". Ms. Erps continued that she did talk to a caterer who was of the opinion that that was the last weekend when people go out of town and the thing is if you put something like this together you really want to make it so that everybody that you would want to come can come. Mayor Becker commented that Ms. Brooks had interfaced with the fire department and with Tony Belk [who does the bar-b-que]; the big problem with the date change could be that Mr. Belk is available on the 30th, but is not available on the 6th. The smoke house may or may not be available; they haven't looked at re-booking it. Mayor Becker stated that it is a big factor to consider, when you lose our local bar-b-que guy; it's only one thing, but it's an important one. Mayor Becker commented that he wished they could confirm that school would be in session. Councilwoman Neill stated that she was almost 100% positive that it will be. Councilman Countryman stated that he thought that the point that is being made is that even though school is back in, it is a three-day weekend and there will be a lot of people that will take advantage of that weekend to make a final "hoorah" to the beach, so there is a plus and a minus what from he is hearing and from what he just heard it really causes him to want to consider seriously changing the date, because he thought the point that is being made is an excellent point that we want to maximize the opportunity for everybody that wants to attend come to make it as a premiere introduction; "we want it to be really successful, not just a me too get together". Councilman Countryman further stated that from what he was hearing from even the vendors is that probably they'd like to take advantage of the Labor Day weekend as well and they're not really too excited, although they'd love to support our program, that's probably not a good choice. The council needs to be flexible and consider a different date. Mayor Becker responded the problem is we have..... Councilman Countryman responded that he hated that the head chef might not be able to show up, but there may be an alternative. Mayor Becker asked Ms. Erps if she had talked to any of the organizers of Matthews Alive. Ms. Erps responded no. Mayor Becker asked how they survive on Labor Day weekend when they are depending on thousands of people attending if everyone is out of town, "how come they're not a ghost town"? Ms. Erps responded that somebody told her "if you're going to have it", see they have had this years..... Councilman Countryman commented that it's well established. Ms. Erps responded it is well established and ours wouldn't be. Ms. Erps continued what somebody had told her about if you do this and want to do it again next year or even every other year, then you should have it on an established date. Ms. Erps noted that these are people's opinions, so it isn't based on facts, but when people think "oh, August 30th, that's Matthews Alive", so you

would want to have somebody say “oh September 6th....”, if the town continues. Councilman Countryman responded (to reinforce that) that he could remember living here for the 17 years that he has been here and the 30 years that he was in Charlotte that you used to have the “Stump Town Festival” and it happened at the same time every year. There is also a politic thing where you go eat bar-b-que – Mallard Creek Church Bar-b-Que, which is the same time every year, so Councilman Countryman thought that makes a good point; it seems to him that the town might want to do those things that would be in their best interest and he is not sure that not changing the date would be in their best interest. Mayor Becker asked Ms. Erps if she had talked to the band director, because he had sort of locked in the 30th – he just wondered if they were available the following Saturday. Ms. Erps responded no. Councilwoman LaMonica asked if the council could make a motion to change the date. Mayor Becker responded if they thought we should. Councilwoman Neill commented that they should wait until they have the other two council members. Mayor Becker responded that we cannot wait another month. Mayor Becker stated that he was leery of changing it, because the council decided this a month and a half ago. Councilman Countryman responded that we didn’t have any feedback, “we just threw a dart at the calendar”. Mayor Becker noted that the council knew it was Labor Day weekend and they talked about the fact that people don’t necessarily leave. Councilman Countryman agreed that the council did discuss those things; however, they only talked about it amongst themselves, not with the people that are going to make this thing work. Councilwoman LaMonica concurred. Councilman Countryman continued for that reason he thought they needed to “lend and bend” to that schedule. Councilwoman LaMonica added that the council has new information.

- **Councilman Countryman** made a **motion** that we change the date to September 6th. Councilwoman Neill stated that she was not happy about changing it, but that she would go along with it. Councilman Countryman commented that he wants this thing to fly. Councilwoman Neill stated that she wanted it to be as good as it can be. Councilman Countryman agreed and stated that they have to have that support and if there is even a reservation at all that that’s not necessarily the best date. Councilwoman Neill added that there’s no excuses – “Matthews Alive is over, Labor Day weekend is over”. Councilman Countryman responded come on down. **Councilwoman Neill** seconded the aforementioned motion by Councilman Countryman. *The motion passed unanimously as follows:*

Ayes: Countryman, Cureton, LaMonica and Neill

Nays: None

5. Discussion of Union County Public Schools Facilities Committee Proposal

- Mayor Becker explained that there was a lengthy memo and resolutions from three municipalities about this school situation in the agenda packet. The recommendation that Mayor Becker was getting from people that he has spoken with are “I hope you folks are going to stay out of this”. Mayor Becker commented that the council has had the opportunity to read the memo and they may have talked to people in the community; there’s a lot more water to flow under the bridge with the school board on this redistricting issue. Three municipalities did notify

Mineral Springs that they were adopting resolutions of varying degrees of support or non-support of the proposed school district changes; the council can look at their resolutions and the facts. Councilman Countryman stated that it's something that is a very personal thing for some families and for those people that are involved there's no question that it's a difficult situation for some families. Councilman Countryman knows people that are involved with it and they're not excited about it, but at the same time it is not the council's job, it's the job of the school board of Union County. Councilwoman Neill agreed. Councilman Countryman reiterated that it is not the council's place; if you want to be involved, you should be involved as an independent citizen and speak to your school board member or within your own community. Councilman Countryman suggested that the council remain totally neutral. Councilwoman LaMonica agreed and commented that council members are not subject-matter experts in this area. "We have no information, we can certainly all have an opinion, what's the value of that", Councilwoman LaMonica said. Councilwoman Neill stated that she did not think the council should take a position; people have to go to the school board meetings, contact the school board to voice their concerns. Councilwoman Cureton agreed.

- **Councilwoman LaMonica** made a **motion** to adopt a neutral position on the school redistricting matter and **Councilman Countryman** seconded. The motion passed unanimously as follows:

Ayes: Countryman, Cureton, LaMonica and Neill

Nays: None

6. **Consideration of Authorizing a Letter to NCDOT Formally Requesting Traffic Studies of Highway 75 and Potter Road**

- Mayor Becker explained that he had a "mini" update on the road situation; it's incremental progress, he had an email from Neva Helms (Representative Brody's office), which is included in the agenda packet, who has been talking to Mr. Underwood. Mr. Underwood is out of the Monroe office and he communicates with the Albemarle office that pulls strings for us (yes those projects can be programmed or studied further). NCDOT does need a formal letter specifically requesting that they do this formal study. The district investigated the sites and confirmed that improvements were needed to improve site distance at those locations. They have admitted that "yes", they've got to fix it or they've got to do something (maybe signage or excavation). The next step is for the town to draft this letter. Mayor Becker noted that he can't just send a letter over his name; he needs council approval. Therefore, the letter to Mr. Underwood requesting formal inclusion (with the notation that the NC 75 location had been approved for "Moving Ahead" funding) will get this thing moving if Mayor Becker can send the letter as drafted or a letter with recommended council changes. Councilman Countryman responded that it was important that Mayor Becker do that; approximately two weeks ago there was what appeared to be another serious accident at McNeely and Highway 75. There is no question that it's a very dangerous intersection and it is imperative that the town "hold their feet to the fire" and not only get this one taken care of, but also the one down on Potter Road; however that can be facilitated. Councilman Countryman did not think the town should give up and relinquish pressure on these people, especially after they have committed to do it

one time; we need to send them a formal letter stating that they need to get involved.

- **Councilman Countryman** made a **motion** to send the letter to Mr. John Underwood as written and **Councilwoman LaMonica** seconded. The motion passed unanimously as follows:

Ayes: Countryman, Cureton, LaMonica and Neill

Nays: None

- Mayor Becker explained to the people that were visiting that these items on the agenda are from the meeting that was rescheduled; they (that letter, the email from Representative Brody's office, the school data, all the stuff the council is discussing) are on the website and available to be reviewed.

7. Consideration of Authorizing Centralina Council of Governments to Conduct a Town Survey

- Ms. Brooks explained that the council had discussed in November the possibility of sending out a new town survey, so she did get in touch with Centralina Council of Governments (COG); their proposal is in the agenda packet if the council wants COG to do a new survey. Councilman Countryman noted that the proposal was for \$1,900. Mayor Becker responded plus postage. Councilwoman LaMonica noted that COG was recommending the use of Survey Monkey to do the survey and a lot of folks don't have computers. Ms. Brooks clarified that is was both; they are all going out by mail with the option of using Survey Monkey if they don't want to use the paper copy. Councilman Countryman added that they were all going to get a control number. Ms. Brooks responded so it doesn't double. Councilman Countryman commented that it became very apparent to him during discussions prior to the elections that there were people that were interested in a new survey; it's been awhile and it's probably very appropriate that the town conduct a survey. We have people new to the community since both of the two original surveys; therefore, it needs to be updated. Councilman Countryman noted that he thought that it was very appropriate to conduct the survey in a professional manner to eliminate the possibility of discussion that somehow the council had tainted the survey; it needs to be done by a third party. Although it costs \$2,000, in today's world that's really not very much, even if you include additional postage. Councilwoman Neill stated that is was very reasonable. Councilman Countryman stated that he was in favor of it. Mayor Becker mentioned that we did one in 2000 and then again in 2005, it is now 2014, so it was originally a five year window; we updated our Land Use Plan in 2006; it's now been eight years, so it's overdue. The way this one will work is that COG with meet with Ms. Brooks and other staff and we'll try to base it on the old one, but focus a little differently and then be able to present it to the council for final approval. Ms. Brooks added that Nadine [Bennett] will come here and discuss questions [with the council]. Councilman Countryman noted that the council will review it before it is released. Councilwoman LaMonica asked if residents have an interest in seeing the draft of the survey and giving feedback on things we might want to consider asking, could we post it on our website? Attorney Griffin clarified that Councilwoman LaMonica was referring to the survey. Councilwoman LaMonica responded yeah. Attorney Griffin responded

that the town should talk to whoever is going to do the survey to see if that was going to skew their.... Mayor Becker commented that sometimes they worry about people who have seen it in advance and they select the questions on it and then you hurt your....Attorney Griffin is right, that sometimes taints the sample. We will have to see what COG says about that. Councilwoman LaMonica asked how it would taint the sample if we were asking them for input on the questions themselves. Attorney Griffin responded that a professional probably would not want that done, because they've got a way to do it in which they are assured of the authenticity of the results. The council could do it, but Attorney Griffin suggested that they should check with COG to see if that will skew their professional approach to it. Councilwoman LaMonica commented that she liked the idea of being able to get resident input as far as what topics are important to them as opposed to how do you structure a sentence. Attorney Griffin responded that is why you are hiring them. Councilman Countryman commented that both Attorney Griffin and Councilwoman LaMonica were making good points; however, he certainly agrees with Councilwoman LaMonica on the fact that maybe it would be important to have broad topic considerations and then COG can develop the questions relative to those topics. Mayor Becker noted that the council can see what Nadine comes back with on that issue. Attorney Griffin responded that in some towns the professionals are the ones that do it all, but. Councilwoman LaMonica agreed, but stated that she was thinking about it from a residential perspective. This came up during one of the debates where one candidate had brought up doing a sports complex or a park or whatever and those are some of the ideas that maybe didn't cross our minds or cross the surveyors minds. Mayor Becker commented that Ms. Brooks will need to ask Nadine. Ms. Brooks referred to Councilwoman LaMonica and stated that we could put something on the website that says "have any ideas for the town survey". Councilwoman LaMonica corrected "the topics". There was a consensus of the council that was a good idea and that Ms. Brooks could figure that out. Mayor Becker commented that Ms. Brooks could interface with Nadine on that. Mayor Becker reminded the council that the development of the first survey was done 100% in house; Jack Newman of the Department of Commerce tabulated it. Then that survey was given to the college (these people were planners, architects, geographers, etc.) with the opportunity to do a new survey, but they wanted to do the exact same one, so they could see the trends over the five years. It may be time to have a totally neutral third party that is starting from scratch, because we want a different perspective.

- **Councilwoman Neill** made a **motion** to authorize Centralina Council of Governments to conduct a town survey based on the proposal and **Councilwoman Cureton**. The motion passed unanimously as follows:

Ayes: Countryman, Cureton, LaMonica and Neill

Nays: None

8. **Houston Ridge Update**

- Mayor Becker pointed out that there was an exhaustive memo in the agenda packet. Ms. Brooks explained that she and Mayor Becker met with three members of the Houston Ridge Homeowners' Association after their [town staff's] visits out there. The Homeowners' Association had questions. The town's initial visit was

prompted by a complaint that there was the hunting on the greenway. Ms. Brooks explained to them that after her visit to the greenway, she didn't know where the boundaries were, so she asked Mayor Becker to go out there to check on the stakes. There was a subsequent visit by Mr. Carroll Rushing [Land Surveyor] and Mayor Becker. Mr. Rushing has marked the property lines so that Mayor Becker can go back out there to put up the "Carsonite" poles to mark our property out there and everybody will know where they are; there are no questions. "Is the town getting ready to bring in bulldozers and start paving trails?" Ms. Brooks responded to that question with "absolutely not". Ms. Brooks explained that there were concerns about the 20' public easement that is out there off the public road to get onto our greenway. They wanted to know if that could be changed to an easement that would only allow residents of the community or town personnel to enter. They were told "no, it's required by ordinance to have that 20' easement to go out there, so we can't just go change it. They were assured that we are not advertising that as a public access. If Ms. Brooks were approached by someone in Houston Ridge, she would say yes, this is how you get onto the greenway from the street, but if somebody from Monroe called her and asked how they could get onto it, she isn't going to say "you could use this". It's there, people can use it, we can't stop them from using it, but we're not advertising it. Councilwoman LaMonica added that it's not connected yet. Ms. Brooks concurred that it wasn't, but it's a great place for the people in Houston Ridge to go back there and to walk into those woods; "it's beautiful back there". Ms. Brooks continued that there was a concern about the wording in the ordinance where it talks about the town requiring the dedication of land under the General Provisions where it states "that the land dedicated was for a public park, greenway, recreation and open space site to serve the recreational needs of the residents of the subdivision or the development". Ms. Brooks noted that the bottom line was that it doesn't say that it's an "exclusive" use for the residents and if you read further into the Subdivision Ordinance you'll find that it really isn't, it's for the public. Councilwoman LaMonica commented the way it reads here, appreciating the fact that it has been taken out of context, because it is just the one sentence, but it really does look like it's for the residents of the subdivision only and it's not open to the rest of the public and it should be changed. Ms. Brooks agreed that it should be changed, because you do have to read further into the ordinance to find...and Attorney Griffin can tell you that it is the more specific treatment of a topic in an ordinance that really tells you. Councilwoman LaMonica asked what the council needed to do to make the modification, to make it clearer, so there is less misunderstanding moving forward. Mayor Becker responded "planning board". Ms. Brooks also responded "planning board". Councilwoman LaMonica asked Ms. Brooks to take it to the planning board. Ms. Brooks responded that she would do that. Ms. Brooks continued that there were also concerns expressed that the final plat shows the greenway as a floodplain, it doesn't say that it is Mineral Springs Greenway, it just simply says on the final plat that it is the floodplain to be dedicated to the Town of Mineral Springs. However, in the greenway plan you can see that the Houston Ridge Greenway section is part of our greenway plan; you just have to dig further into town documents to see what the purpose of that is. Councilwoman LaMonica asked what the Houston Ridge HOA expecting at this point in the form of response or closure on this. Ms. Brooks responded from the conclusion of the meeting that they had, they were going to go back to the Homeowners' Association and discuss what was discussed in our

meeting and we (from the town's perspective) agreed to let them know when work is going to be done out there. Mayor Becker commented that he is still planning on getting the decals made for those "Carsonite" posts; he showed samples to the HOA members at the meeting. We will be using the brown posts rather than white PVC pipes, because they are the more traditional woodland markers (Forest Service-type marker). That is what is being used throughout our trail system and our public property. The boundaries will be marked a foot onto the town's side, so there is no encroachment on a homeowner's property.

- Ms. Brooks explained that she had written the letter about the fence encroachment; it was mailed out to the resident after Attorney Griffin looked at it. Ms. Brooks has not heard anything back as of yet, but she will keep the council posted. Councilman Countryman asked Ms. Brooks what the situation was. Ms. Brooks responded that there was a fence encroachment on the greenway [Houston Ridge]; there is a property out there that has put their fence on town property. Mayor Becker added that Mr. Rushing prepared a sealed survey showing where that fence was located; that survey was included with the letter to the homeowner. Councilwoman Neill asked if the fence was still there. Ms. Brooks responded that she had just sent the letter out and she gave the homeowner 45 days to correct the problem. Mayor Becker noted that it really wasn't a zoning problem and there was no ordinance to go by, it was simply a notification of encroachment, which is more of a legal matter.

9. Staff Updates

- Ms. Brooks passed out a document to the council and explained that the town has their first Conditional Use District rezoning [request]. In March, there will be a public hearing, so the council will have time to study it between now and March 13th; the applicant will be before the council to request the rezoning. The Public Informational Meeting (PIM) has already been held and the planning board has reviewed it. Mayor Becker echoed something that Ms. Brooks had said explaining that the town has had Conditional Use Permits in the past and you weren't allowed to review those or see anything about them before the meeting. That's the beauty of this Conditional District process where it's a legislative process rather than a quasi-judicial process; you are able to study this, have discussions with the applicant, the applicant can make changes, the applicant presents it, it is a much more open process where there is a lot more give and take where you are not just having that one meeting, one public hearing and as Attorney Griffin would point out you are not allowed to make your decisions based on anything but what was said as sworn testimony at that meeting. There is no other flexibility in tweaking the plan, so that is why you can have this a week or a month in advance to study it. The council could call Mr. Patterson. Ms. Brooks added that the council could go to the site. Councilman Countryman asked what the purpose of the rezoning was. Ms. Brooks responded that Mr. Patterson wants to put mini-storage on the property; the property is currently zoned RA20/B4 and they want to rezone it to CD-LI, which is conditional. Therefore, everything that is on the site plan that has been submitted and gets approved is what he has to do without getting another rezoning of the property. There are minor deviations that he could make to the plan. Councilman Countryman asked if the planning board has already seen this and reviewed it. Ms. Brooks responded yes they have and they have recommended

town council approval. Ms. Brooks added that we did not have any complaints or concerns at the PIM; only two people showed up and they just wanted to know what the process was. In addition, Ms. Brooks heard from one person who wasn't sure what was going on, he didn't know if he were in favor or not in favor of it. There has been very limited communication from the public in a negative way. Councilwoman LaMonica commented that it looked like it was a three-phase expansion and asked over what period of time. Ms. Brooks responded that she did not know for sure; it probably has to do with money. That is certainly a question that the council can ask Mr. Patterson. Mayor Becker added that it says that he will do his grading for the entire site and then have gravel so that there will be no erosion, silt or mud, so as he adds to it there will be no additional land disturbance. Ms. Brooks explained that she just wanted the council to have it to study it in between now and the meeting; if anybody has any questions she would be happy to answer them. Councilwoman LaMonica asked for clarification that this would be on next month's agenda. Ms. Brooks responded yes it is. Mayor Becker asked if the plans would be on the website soon. Ms. Brooks responded that they would be on the website.

10. Other Business

- Councilman Countryman commented that he had the opportunity the other night to personally welcome a new business to Mineral Springs; Skip's Archery. Councilman Countryman didn't realize up until three or four weeks ago that it even existed and come to find out that it has been here since December. It is located in the old Music Barn, which was most recently an outdoor store. Councilman Countryman has personally done business with Skip's Archery for a number of years when his location was at his home in Indian Trail. This is a great addition to the community and Councilman Countryman encouraged anybody who wants to get involved with his archery range; it's a good opportunity to teach kids to shoot and get them involved. Councilman Countryman stated that this is a welcomed business to our community and he is very supportive of that business.
- Councilwoman LaMonica asked Attorney Griffin: In order to be compliant with the State guidelines, but also to make it easy for us to have conversations with residents and people of the public, is it possible for us to revisit some of the guidelines around how we operate our meetings, to allow for more open discussion at key elements in the meeting and for that matter we can always publish them when people come in so they will know? Attorney Griffin responded yes you can, you are a council and you can just have "freewheeling" meetings. Councilwoman LaMonica responded yeah, but we don't want to go off the deep end either. Attorney Griffin offered that the way he saw it, it's more philosophical than it is legal, the council is elected to make decisions and it ought to be debated and chewed by the council and the council is to be held accountable without throwing it back into the audience. The council provides for public comment to get advice and if the council really takes their offices seriously, the council really needs to kneel down and make all the big hard decisions and during the week get information from anybody they wish, but at your council meetings it really ought to be deliberations by the council. However, the council does not have to do that, they can turn it over to anybody and stay here until one o'clock in the morning or two or three or whatever. Councilwoman LaMonica responded that the council doesn't want a

“free-for-all”, but she was curious as to whether or not there was flexibility. Attorney Griffin stated that he understood, but there are a lot of hot topics and once you open the door how are you going to close it if you are going to let everybody comment on any subject that comes up? Attorney Griffin understands the need to want to accommodate, particularly if they are your friends or if it’s somebody who really has a burning desire that has something on their chest to get off, but that is up to the council, they may do it, it’s legal for them to have comments on every item; turn it over to the audience and whatever the favor is of the audience then the council can vote accordingly. Councilwoman LaMonica responded that the council has not had the benefit of having a lot of folks in the audience for years and now we’ve got some interest. Attorney Griffin stated that public comment is a very good place for most people to come get it off their chest. Councilwoman Neill commented that she thought it should remain public comments. Councilman Countryman explained that under the public comments section and format of this meeting you get two minutes to say your piece, but you also have the opportunity to contact the clerk and if it’s really that important you can ask to be put on the agenda and then you have the time that you need to speak at the podium to communicate whatever it is you want to get across; “you can communicate it to the council at length”. Councilman Countryman noted that he saw some concern in the audience, which obviously the council can’t comment on right now, but he promised the audience as soon as the meeting was over he will be in the lobby and he will be glad to listen to them. Mayor Becker responded that he wanted to say one thing about putting things on the agenda: (he had a conversation about this with one of our participants) if somebody calls the clerk wanting to be put on the agenda we don’t necessarily do that; that is really a council decision. For example, Mayor Becker talked to Mr. Privette who told Mayor Becker that he was going to present this and Mayor Becker told Mr. Privette that he thought at that point we can certainly (after Mayor Becker talks with Mr. Underwood) put alternatives on the agenda for the next month or the month after; sometimes it takes more time, but it is more deliberative and a more organized process. That is the way Mayor Becker communicated that to one person; people don’t just call Ms. Brooks and say “I want to be on the agenda” and she does it, because that way there would be no vetting. There are some jurisdictions that only allow the chair or a minimum of two council members to put something on the agenda. Councilman Countryman responded that he didn’t have a full grasp of all the statutes (honestly), but he thought it was appropriate, at a minimum, that that information needs to be provided to the council through the clerk to see if the council wants to put it on the agenda. Councilwoman LaMonica agreed. Councilman Countryman added “so there’s a way to get your voice heard”. Mayor Becker explained that Mineral Springs is more open than most, at least from a council standpoint, we only require one council member to call Ms. Brooks and he couldn’t imagine something that Ms. Brooks wouldn’t put on the agenda if just one council member asked. If a citizen calls a council member and says “I have this burning issue”, the council member could ask Ms. Brooks to put it on the agenda, but often the council member will discuss it with the citizen. Frequently a council member won’t just take a direct constituent’s comment and want it on the agenda until they discuss it with staff or other council members, but it can happen. Councilwoman LaMonica referred back to Councilman Countryman’s point that any requests that come in for consideration to be placed on the agenda that as a town council member it would be nice to know about those inquiries, so

the council can discuss it as a group to determine when it hits the agenda or if it hits the agenda or if it doesn't fit or where does it fit onto the agenda. Councilwoman LaMonica referred back to Attorney Griffin's point and stated that she understood that we don't want mass hysteria when it comes to how we operate our meetings, there does need to be organization, otherwise the council would never get anything done, but she was wondering if for public purposes to at least have flyers or information for folks that are visiting as to where public comments can take place and then when we open the meeting Mayor Becker can speak to the fact of where the public can chime in and refer them to the flyer in the back and the sign-up for open comments. Then folks will know what to expect when they sit down as to how they can interact during a session like this. In this day and age, it's hard for all of us to stay on top of all the rules and regulations and government isn't easy. Councilwoman LaMonica said that she appreciated the fact that our statutes are what they are and that there is some flexibility, but we do want it to be organized and comfortable. It comes down to communication. Councilwoman LaMonica asked if we could do those two things: open up and make sure we cover some things during our meeting on how public comments work and have a "cheat sheet". Mayor Becker responded "a little flyer of meeting procedures". Councilwoman LaMonica responded yeah. Mayor Becker clarified that the flyer would be as they [rules and procedures] are now and that the council is possibly looking to amend some later. Councilwoman LaMonica responded "yeah, we can look at that. It is important that they feel that they have access and that the council can hear them in whatever manner it has to happen and that we help educate folks on what the rules are, so that it is more comfortable for everyone". Councilman Countryman commented that he didn't want anyone to be offended. Ms. Brooks offered that if the council wanted to change their policy they could have a special meeting or a work session so they could informally discuss these things. Mayor Becker responded that could happen at a regular meeting too. Councilwoman LaMonica stated that she would be more than happy to volunteer to take a look at our current process and talk to some of the members on the town council and get feedback on what tweaks we can make to make it more comfortable and then present it back to the town council; it is not going to happen tomorrow though, it would be something that would take her a month or two. Councilwoman LaMonica added that she didn't even know where to start; she would have to do her own homework. Ms. Brooks commented that her office is open. Councilwoman LaMonica noted that she would be more than happy to take that as a project and that she would be visiting Ms. Brooks.

- Mayor Becker commented in response to what they talked about and as a courtesy to Mr. Privette who did bring some traffic-safety information, one of the ways things get on the agenda is that you say it at public comment and the council can say "let's consider this for a future agenda". Mayor Becker will be researching it and contacting Mr. Underwood and as we're discussing more of this road improvement thing hopefully some of these factors can be included and discussed.
- Councilwoman Cureton commented if you give them two minutes, she has been to a meeting where they just went crazy. If you give them two or three minutes to say what that have to say... Councilman Countryman responded that you have to be concise. Councilwoman LaMonica commented the two minutes is a long time.

11. **Adjournment**

- **Councilman Countryman** made a **motion** to adjourn and **Councilwoman Cureton** seconded. The motion passed unanimously as follows:

Ayes: Countryman, Cureton, LaMonica and Neill

Nays: None

- The meeting was adjourned at 8:39 p.m.
- The next regular meeting will be on Thursday, March 13, 2014 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, Town Clerk

Frederick Becker III, Mayor

DRAFT

JANUARY 2014
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

JANUARY 31, 2014 REGULAR TAX	2013	2012
BEGINNING CHARGE	65,018.68	66,162.67
TAX CHARGE		
PUBLIC UTILITIES		
DISCOVERIES		
NON-DISCOVERIES		
ABATEMENTS	(11.98)	
TOTAL CHARGE	65,006.70	66,162.67
BEGINNING COLLECTIONS	52,480.81	65,089.56
COLLECTIONS - TAX	7,381.11	51.80
COLLECTIONS - INTEREST	16.42	1.90
TOTAL COLLECTIONS	59,861.92	65,141.36
BALANCE OUTSTANDING	5,144.78	1,021.31
PERCENTAGE OF REGULAR	92.09%	98.46%
COLLECTION FEE 1.5 %	110.96	0.81

Mineral Springs 1999 Property Taxes Unpaid as of 1/31/2014

Name	Acct. Number	Property Description	Tax Due
BARNETT, SHELBY H HEIRS	06-084-041	1.33 Ac. #40 LEISURE ACRES	\$40.28
MASSEY, CARRIE M	05-006-009A	4.77 Ac. LEMMONDS	\$24.76
MORRISON, BOBBY RAY & WF LAMA	09-417-014	9.13 Ac. #3 MORRISON	\$7.32
TRUESDALE, LULA HEIRS	06-060-013	3 Ac. CRAWFORD	\$12.08
WENTZ, RAYMOND LEE	06-039-011A	5.58 Ac. WENTZ	\$5.04
Total Amount Unpaid:			<hr/> \$89.48

Mineral Springs Prior Years Property Tax Report
January 2014

January 31, 2014	2011	2010	2009	2008	2007	2006	2005
BEGINNING CHARGE	\$64,878.42	\$64,737.60	\$63,911.13	\$65,443.06	\$52,276.82	\$51,397.02	\$49,217.72
PUBLIC UTILITIES	\$1,319.20	\$1,251.60	\$1,218.28	\$1,112.42	\$1,056.90	\$779.12	\$624.69
MINIMAL RELEASES	(\$145.21)	(\$152.88)	(\$157.18)	(\$158.76)	(\$150.55)	(\$50.50)	(\$47.49)
DISCOVERIES	\$59.06	\$318.85	\$46.46	\$46.72	\$117.44	\$417.27	\$199.93
ABATEMENTS (RELEASES)	(\$272.06)	(\$443.92)	(\$86.25)	(\$1,297.04)	(\$31.68)		
PERSONAL PROPERTY WRITEOFFS							
TOTAL CHARGE	\$65,839.41	\$65,711.25	\$64,932.44	\$65,146.40	\$53,268.93	\$52,542.91	\$49,994.85
PREVIOUS COLLECTIONS	\$64,907.14	\$64,864.97	\$64,142.45	\$64,476.81	\$52,790.92	\$52,089.98	\$49,609.37
PREVIOUS BALANCE DUE	\$932.27	\$846.28	\$789.99	\$669.59	\$478.01	\$452.93	\$385.48
COLLECTIONS - TAX							\$3.03
COLLECTIONS - INTEREST/FEES							(\$1.03)
GROSS MONTHLY COLLECTIONS							\$2.00
MISC. ADJUSTMENTS							
TOTAL TAX COLLECTED TO DATE	\$64,907.14	\$64,864.97	\$64,142.45	\$64,476.81	\$52,790.92	\$52,089.98	\$49,612.40
BALANCE OUTSTANDING	\$932.27	\$846.28	\$789.99	\$669.59	\$478.01	\$452.93	\$382.45
PERCENTAGE COLLECTED	98.58%	98.71%	98.78%	98.97%	99.10%	99.14%	99.24%

Mineral Springs Prior Years Property Tax Report
January 2014

	2004	2003	2003A	2002	2001	2000	1999	
BEGINNING CHARGE	\$41,651.21	\$34,338.14	\$960.75	\$36,425.60	\$36,176.12	\$34,514.63	\$25,779.82	
PUBLIC UTILITIES	\$618.17	\$629.63		\$629.07	\$629.28	\$660.85		
MINIMAL RELEASES	(\$45.06)	(\$102.84)		(\$101.90)	(\$104.80)	(\$78.96)	(\$60.40)	
DISCOVERIES	\$662.98			\$50.45	\$18.98			
ABATEMENTS (RELEASES)	(\$12.99)	(\$21.37)		(\$26.49)	(\$27.40)	(\$675.29)		
PERSONAL PROPERTY WRITEOFFS								
TOTAL CHARGE	\$42,874.31	\$34,843.56	\$960.75	\$36,976.73	\$36,692.18	\$34,421.23	\$25,719.42	
PREVIOUS COLLECTIONS	\$42,589.31	\$34,666.97	\$960.75	\$36,497.31	\$36,523.02	\$34,317.98	\$25,629.94	
PREVIOUS BALANCE DUE	\$285.00	\$176.59	\$0.00	\$479.42	\$169.16	\$103.25	\$89.48	\$5,857.45
COLLECTIONS - TAX								\$3.03
COLLECTIONS - INTEREST/FEES								(\$1.03)
GROSS MONTHLY COLLECTIONS								\$2.00
MISC. ADJUSTMENTS								
TOTAL TAX COLLECTED TO DATE	\$42,589.31	\$34,666.97	\$960.75	\$36,497.31	\$36,523.02	\$34,317.98	\$25,629.94	
BALANCE OUTSTANDING	\$285.00	\$176.59	\$0.00	\$479.42	\$169.16	\$103.25	\$89.48	\$5,854.42
PERCENTAGE COLLECTED	99.34%	99.49%	100.00%	98.70%	99.54%	99.70%	99.65%	

Mineral Springs Unpaid Property Taxes - Real and Personal as of January 31, 2014

Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
2K CONTRACTING INC	50087944		\$3.18	\$2.76	\$2.41	\$2.26	\$1.96	\$1.71	\$1.49		\$8.25			
A TO Z HANDYMAN	50096422		\$12.95	\$11.25	\$9.79	\$9.20								
A TO Z HANDYMAN, VONLI	308615	\$12.95												
ALSPAUGH, JAMES MICHAEL	06019007	\$12.63	\$10.91											
AUTRY, ELVIS VERDELL & WIFE	05033051	\$17.37	\$17.37	\$17.37	\$17.37	\$14.76	\$14.76	\$14.76	\$14.76		\$8.33			
B & S CONCRETE	50056640													\$7.98
B C R INC	50057978										\$21.14			
BAILEY, GEORGE ALLEN & BROTHERS	06039008	\$14.54	\$14.54	\$29.09										
BARNETT, SHELBY HEIRS	06084041	\$37.57	\$37.57	\$37.57	\$37.58	\$40.80	\$40.80	\$40.80	\$40.80		\$41.24	\$41.24	\$41.24	\$41.24
BLESSED HOPE BAPTIST CHURCH	05033008 7											\$249.61		
BOND, CELESTE B	06054063			\$27.92										
BOXER CONSTRUCTION	50103026		\$6.88											
BOXER CONSTRUCTION	222723	\$6.88												
BRIDGES JAMES CORBETT	50084062						\$1.84	\$1.91	\$2.04			\$2.57		
BROOKS, STEPHEN R	50089854							\$1.13	\$1.24					
BROOME, JAMES ANDREW	06060007E	\$17.08	\$17.08	\$17.08	\$17.08	\$13.58	\$13.58	\$13.58	\$13.58		\$7.40	\$7.40		
BROOME, REBECCA G	06060007A	\$9.02	\$9.03											
CAROLINA STREET SUPPLY	50103059		\$6.88											
CAROLINA STREET SUPPLY,	848391	\$6.88												
CHILDRESS, ANNIE UNELL	06039007F	\$23.29	\$23.29	\$23.29	\$23.29	\$22.52	\$22.52	\$22.52	\$22.52		\$22.08			
CMH CONTRACTING INC	50092570						\$14.85							
COFFEY, LILLIE MAE	05033021	\$19.25	\$19.25	\$19.25	\$19.25	\$9.82								
COOMBER CUSTOM MASONS	1812652	\$10.44												
COSMETICS SPA HAIR	601739	\$2.75												
COSMETICS SPA HAIR	50102370		\$2.75											

Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
COVINGTON, JIMMIE H	05033014	\$38.80	\$38.80	\$38.80	\$38.80	\$40.81	\$40.81	\$40.81	\$40.81			\$31.31		
CURVES OF MINERAL SPRIN	50092178						\$8.54							
CUSTOM DESIGN CONCRET	50092179			\$12.02	\$10.46	\$9.82	\$8.54							
DAMEFF, ANNE MARIE	06114042							\$33.02						
D'AMICO, JAMES L	06054024	\$27.68	\$27.68	\$27.68										
DBT	50096338					\$7.43								
DEESE MARY NIXON	50082349								\$1.00			\$1.31		
DELMARIE, ANTHONY & BA	06060013	\$21.80	\$21.80	\$21.80	\$21.80	\$17.15	\$17.15	\$17.15	\$17.15		\$11.19	\$11.19	\$11.19	\$11.19
DRIVEWAYS ETC	50068446		\$4.45				\$1.74							
DRIVEWAYS ETC	200234858	\$4.44												
DUNCAN, DORA	06054057	\$10.14												
DUNCAN, DORA	06054019	\$13.40												
DUNCAN, DORA	06054018	\$14.05												
DUNCAN, ROBERT W	50100863			\$2.63										
ELLIOTT, JAMES EDWARD &	06060006E	\$24.00	\$24.00	\$24.00	\$24.00	\$10.37	\$10.37	\$10.37						
EPIC REALTY GROUP INC	50094704			\$10.46	\$9.10	\$8.54	\$7.43							
FATHER & SON PAINTERS	50093623		\$2.41	\$2.09			\$1.53							
FATHER & SON PAINTERS	264482	\$2.41												
FAULKNER, LONNIE	375789	\$8.72												
FAULKNER, LONNIE JR	50093190		\$8.72	\$8.76	\$5.18	\$10.02		\$8.64						
FOX ANN H & TONY WAYNE	50077079											\$1.22	\$1.25	
FUNDERBURK, MARGARET	06039007D	\$8.21	\$8.21			\$5.66	\$1.50	\$1.50	\$1.68					
GRADY, DEITRICH	06018045D	\$8.73	\$8.73	\$8.73	\$8.73	\$7.08		\$7.08	\$7.08			\$2.72	\$2.72	
GRIFFIN, FAIRLEY J	05033026	\$6.20	\$6.20	\$6.20	\$6.20	\$3.78	\$3.78	\$3.78	\$3.78		\$1.21			
HALLS PRESSURE WASHING	50096449		\$4.18	\$3.64	\$3.17	\$2.97								
HALLS PRESSURE WASHING	269402	\$4.18												
HARRIS, ALLIE JANE MASSE	05033047	\$20.36	\$20.36	\$20.36	\$20.36	\$17.72	\$17.72	\$17.72						
HELMS, DARYL J & HELMS,	06036005	\$34.20	\$34.20											

Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
HERRON ENTERPRISES INC	50071162		\$10.54	\$9.58	\$8.78									
HERRON ENTERPRISES INC	100052852	\$10.54												
HOUGH TGAHLIA TERRA	50082108		\$4.48	\$4.48	\$3.14	\$4.99						\$2.25	\$6.24	
HOUGH, TAHLIA TERRA	2026069	\$4.48												
HOWARD, ULYSESS	05033036	\$9.43	\$9.43	\$9.43	\$9.35	\$7.90	\$7.90	\$7.90	\$7.90		\$3.50	\$3.50	\$3.50	\$3.50
HUNTLEY, ANNETTE HOUST	05033061	\$11.92	\$11.92	\$11.92	\$11.83	\$10.79								
IMAGE DESIGN PRODUCTIO	50069103					\$5.64								
IMAGE DESIGN PRODUCTIO	2016613	\$3.69												
J & S MEAT PROCESSING	50093774		\$3.64	\$3.17										
JUS 4 U II	50090771							\$8.54	\$7.43					
KIDZ UNITED CLUB	50094388		\$2.41	\$2.09			\$1.49							
KIDZ UNITED CLUB % SHAL	591578	\$2.41												
KNIGH DORIS J	50089641										\$1.49			
KNIGHT, BRENDA S	50100309			\$6.86	\$2.51									
LEE, JERRY OSCAR & LEE, A	05033048	\$17.39		\$17.39	\$17.39	\$15.44	\$15.44							
LEIGH'S BOOKS 'N SUPPLIES	50094248			\$12.02	\$9.10	\$8.54	\$7.43							
LOWE, EMMA J	06039009A	\$31.93	\$31.93	\$31.93	\$31.93	\$25.38								
MASSEY, JAMES ALLEN & E	06039007B	\$7.96	\$7.96	\$7.96	\$7.96									
MASSEY, MARCUS A	05006009J	\$21.76	\$21.76	\$21.76	\$21.76	\$20.46	\$20.46	\$20.46	\$20.46			\$2.91	\$2.91	\$2.91
MATHENY, VERNA	455325	\$2.22												
MCDOUGALL, SHERRY CAR	06084001L	\$6.86	\$6.86	\$6.86	\$6.86									
MCGEE, BOBBY E & MCGEE	06039007A	\$14.99	\$14.99	\$14.99	\$14.99	\$12.94								
METHENY, VERNA	50094323		\$2.22	\$2.44			\$2.38							
MEXICAN PAINTERS (THE)	50092685							\$7.43						
MORRISON, BOBBY R	09417006K	\$7.45												
MORRISON, BOBBY R	09417006H	\$52.29	\$9.90											
MORRISON, BOBBY RAY	09417014	\$53.78	\$53.78	\$53.78	\$53.78		\$22.68					\$12.33	\$12.33	
MOSS, TERRY LYNN	06084012D										\$4.59	\$4.59	\$4.59	\$4.59

Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
NOBLE WATERS COMPANY	915182	\$13.83												
NOBLE WATERS COMPANY,	50092867		\$13.83	\$12.02	\$10.46	\$9.82	\$8.54	\$7.43						
PANGLE ANDREW HOYLE	50084019											\$2.35		
POWLES, DAVID G	06036018											\$31.63	\$31.63	
R & D MASONRY INC	50092552						\$8.54							
REALTY INVESTORS INC	50082898						\$1.02							
ROBERTO BONILLA CUSTO	50104497		\$2.75											
ROBINSON, JERALDINE	05033034	\$9.66	\$9.66	\$9.66	\$9.66		\$8.42							
ROBINSON, SHEILA ANN &	06039019A	\$30.96	\$30.96											
S & S PLUMBING	50101044		\$7.91	\$6.88										
S & S PLUMBING % SAMUE	248507	\$7.91												
SMITH, MARVIN D & SMITH	06054094	\$31.44	\$31.44	\$31.44	\$31.44									
SNYDER, DOROTHY L	06114092	\$20.37	\$20.37	\$20.37	\$20.37	\$20.69	\$20.69							
STARNES MARGARET H	50073018						\$2.01	\$2.12	\$2.16			\$3.20	\$3.52	
STARR TROY ALLEN	50090015						\$1.62	\$1.71	\$1.77					
STRAING GRACIE M	50082038		\$3.12	\$3.12		\$3.70	\$3.70	\$3.36	\$3.70			\$2.41		
STRAING, GRACIE M	2026048	\$3.12												
STRAING, GRACIE M	05033081	\$6.92	\$6.92	\$6.92	\$6.92	\$3.78	\$3.78	\$3.78	\$3.78					
STRAING, GRACIE M	05033080	\$20.46	\$20.46	\$20.46	\$20.54	\$29.20	\$29.20	\$29.20	\$29.20		\$20.58	\$20.58	\$20.58	\$4.38
TARLTON, AMANDA C	06054036	\$24.85	\$24.85											
TORRENCE MELVIN CONCR	50060184		\$8.10	\$7.04	\$6.12									
TORRENCE MELVIN CONCR	200231240	\$8.10												
TORRENCE, MELVIN & TOR	05033045	\$7.45	\$7.45	\$7.45	\$7.45	\$3.78	\$3.78	\$3.78						
TORRENCE, REGINAL C/O	50070455						\$1.63							
TZMR RECORDS	2182257	\$2.75												
WADDELL, LONNIE J	05033070											\$19.51	\$19.51	\$19.51
WAXHAW ALL TILE	50099231				\$6.88									
WENDY GREENE AND ASSO	50093112						\$12.13	\$9.59						

Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
WENTZ-BROWN, AMANDA	06039011A		\$32.40	\$32.40	\$32.40	\$13.32	\$13.32	\$13.32	\$13.32		\$7.95	\$7.95	\$7.95	\$7.95
WHITE, ERIC DARRYL	05033028	\$28.27	\$23.71	\$23.71	\$6.16									
WILLIAMS, RUTH & HUSBA	05033179	\$19.11	\$19.11	\$19.11	\$19.11	\$27.35	\$27.35	\$27.35	\$27.35		\$17.64	\$17.64		
WILLIS, GENE E JR	06114054				\$18.13									
Total		\$932.27	\$846.28	\$789.99	\$669.59	\$478.01	\$452.93	\$382.45	\$285.00		\$176.59	\$479.42	\$169.16	\$103.25

**Town of Mineral Springs
Duplicate Property Tax Refunds
3/13/14**

Acct Num	Name	Address	Amt	Description
06-060-013	BARRETT VICTORIA	PO BOX 650 WINGATE, NC 28174	\$61.17	PAID BY DEBT SETOFF AFTER BEING PARTIALLY PAID BY EMPLOYER GARNISHMENT
	TOTAL REFUNDS		\$61.17	

Town of Mineral Springs

FINANCE REPORT JANUARY 2014

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

March 13, 2014

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Cash Flow Report FY2013 YTD

7/1/2013 Through 1/31/2014

3/5/2014

Page 1

Category Description	7/1/2013- 1/31/2014
INCOME	
Dup Prop Tax	
Receipts	98.24
Refunds	-98.24
TOTAL Dup Prop Tax	0.00
Franchise	
Cable	1,532.00
Util	60,148.00
TOTAL Franchise	61,680.00
Interest Income	946.75
Other Inc	
Zoning	3,310.00
TOTAL Other Inc	3,310.00
Prop Tax 2013	
Receipts 2013	
Int	0.44
Tax	52,480.81
TOTAL Receipts 2013	52,481.25
TOTAL Prop Tax 2013	52,481.25
Prop Tax Prior Years	
Prop Tax 2001	
Receipts 2001	
Int	8.32
Tax	1.95
TOTAL Receipts 2001	10.27
TOTAL Prop Tax 2001	10.27
Prop Tax 2002	
Receipts 2002	
Int	47.26
Tax	24.45
TOTAL Receipts 2002	71.71
Refunds 2002	
Int	-7.16
TOTAL Refunds 2002	-7.16
TOTAL Prop Tax 2002	64.55
Prop Tax 2003	
Annexation 2003	
Receipts 2003	
Int	4.22
Tax	5.25
TOTAL Receipts 2003	9.47
TOTAL Annexation 2003	9.47
Receipts 2003	
Int	135.13
Tax	97.30
TOTAL Receipts 2003	232.43
TOTAL Prop Tax 2003	241.90
Prop Tax 2004	
Receipts 2004	
Int	330.81

Cash Flow Report FY2013 YTD

7/1/2013 Through 1/31/2014

3/5/2014

Page 2

Category Description	7/1/2013- 1/31/2014
Tax	216.65
TOTAL Receipts 2004	547.46
Refunds 2004	
Int	-12.59
TOTAL Refunds 2004	-12.59
TOTAL Prop Tax 2004	534.87
Prop Tax 2005	
Receipts 2005	
Int	197.10
Tax	173.59
TOTAL Receipts 2005	370.69
TOTAL Prop Tax 2005	370.69
Prop Tax 2006	
Receipts 2006	
Int	189.78
Tax	161.81
TOTAL Receipts 2006	351.59
TOTAL Prop Tax 2006	351.59
Prop Tax 2007	
Receipts 2007	
Int	166.75
Tax	132.57
TOTAL Receipts 2007	299.32
TOTAL Prop Tax 2007	299.32
Prop Tax 2008	
Receipts 2008	
Int	215.65
Tax	189.46
TOTAL Receipts 2008	405.11
Refunds 2008	
Int	-18.03
TOTAL Refunds 2008	-18.03
TOTAL Prop Tax 2008	387.08
Prop Tax 2009	
Receipts 2009	
Int	242.46
Tax	328.91
TOTAL Receipts 2009	571.37
Refunds 2009	
Int	-18.18
TOTAL Refunds 2009	-18.18
TOTAL Prop Tax 2009	553.19
Prop Tax 2010	
Receipts 2010	
Int	208.51
Tax	336.40
TOTAL Receipts 2010	544.91
Refunds 2010	
Int	-11.71
TOTAL Refunds 2010	-11.71
TOTAL Prop Tax 2010	533.20

Cash Flow Report FY2013 YTD

7/1/2013 Through 1/31/2014

3/5/2014

Page 3

Category Description	7/1/2013- 1/31/2014
Prop Tax 2011	
Receipts 2011	
Int	164.83
Tax	326.80
TOTAL Receipts 2011	491.63
Refunds 2011	
Int	-14.24
TOTAL Refunds 2011	-14.24
TOTAL Prop Tax 2011	477.39
Prop Tax 2012	
Receipts 2012	
Int	16.14
Tax	245.66
TOTAL Receipts 2012	261.80
TOTAL Prop Tax 2012	261.80
TOTAL Prop Tax Prior Years	4,085.85
Sales Tax	
Cable TV	5,092.49
Natural Gas Excise	11.00
Refunds	
State	459.88
TOTAL Refunds	459.88
Sales & Use Dist	7,781.39
telecommunications	1,461.00
TOTAL Sales Tax	14,805.76
Veh Tax	
Coll	-29.32
2003	-0.08
2005	-0.02
2006	0.00
2009	-0.08
2010	-0.08
2011	-0.40
2012	-5.10
2013	-33.99
TOTAL Coll	-69.07
Int 2003	2.23
Int 2005	0.44
Int 2006	0.17
Int 2009	1.50
Int 2010	1.31
Int 2011	4.28
Int 2012	21.48
Int 2013	19.76
Tax 2003	2.53
Tax 2005	0.60
Tax 2006	0.25
Tax 2009	4.16
Tax 2010	3.49
Tax 2011	23.09
Tax 2012	319.93

Cash Flow Report FY2013 YTD

7/1/2013 Through 1/31/2014

3/5/2014

Page 4

Category Description	7/1/2013- 1/31/2014
Tax 2013	3,442.45
TOTAL Veh Tax	3,778.60
TOTAL INCOME	141,088.21
EXPENSES	
Uncategorized	0.00
Ads	286.05
Attorney	2,877.08
Audit	4,500.00
Capital Outlay	
Beautification	642.07
TOTAL Capital Outlay	642.07
Community	
Donation	500.00
Greenway	120.35
Maint	1,935.83
Special Events	20.03
TOTAL Community	2,576.21
Dues	4,786.00
Elections	2,094.67
Emp	
Benefits	
Dental	511.00
Life	352.80
NCLGERS	5,107.61
Vision	98.00
TOTAL Benefits	6,069.41
Bond	450.00
FICA	
Med	870.20
Soc Sec	3,720.96
TOTAL FICA	4,591.16
Payroll	859.79
SUI	146.58
Work Comp	858.64
TOTAL Emp	12,975.58
Ins	3,714.38
Newsletter	
Post	280.58
Printing	520.01
TOTAL Newsletter	800.59
Office	
Bank	48.61
Clerk	17,975.52
Council	4,200.00
Deputy Clerk	4,339.00
Equip	72.00
Finance Officer	16,711.52
Maint	
Materials	358.00
Service	5,762.25

Cash Flow Report FY2013 YTD

7/1/2013 Through 1/31/2014

3/5/2014

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Category Description	7/1/2013- 1/31/2014
TOTAL Maint	6,120.25
Mayor	2,800.00
Misc	220.31
Post	739.10
Supplies	1,451.14
Tel	4,844.29
Util	2,265.74
TOTAL Office	61,787.48
Planning	
Administration	
Contract	500.00
Salaries	15,542.70
TOTAL Administration	16,042.70
Misc	427.00
TOTAL Planning	16,469.70
Street Lighting	953.88
Tax Coll	
Bill	
Services	215.00
TOTAL Bill	215.00
Contract	791.15
Post	18.33
Sal	1,050.00
TOTAL Tax Coll	2,074.48
Training	
Officials	225.00
Staff	1,065.00
TOTAL Training	1,290.00
Travel	3,251.92
TOTAL EXPENSES	121,080.09
TRANSFERS	
FROM Check Min Spgs	90,000.00
FROM MM Sav ParkSterling	20,000.00
TO Check Min Spgs	-20,000.00
TO MM Sav ParkSterling	-90,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	20,008.12

Account Balances History Report

(Includes unrealized gains)

As of 1/31/2014

3/5/2014

Page 1

Account	6/29/2013 Balance	6/30/2013 Balance	7/31/2013 Balance	8/31/2013 Balance	9/30/2013 Balance	10/31/2013 Balance	11/30/2013 Balance
ASSETS							
Cash and Bank Accounts							
Check Min Spgs	23,394.88	23,394.88	22,910.28	11,652.11	25,984.57	18,312.06	19,459.62
Copper Run Escrow	66,669.94	66,678.16	66,686.66	66,695.15	66,703.37	66,711.87	66,720.10
Estates at Soen Escrow	28,236.34	28,239.83	28,243.42	28,247.02	28,250.51	28,254.10	28,257.59
MM Sav Min Spgs	10,559.98	10,559.98	10,560.88	10,561.78	10,562.65	10,563.55	10,564.42
MM Sav ParkSterling	470,860.03	470,976.14	451,096.00	451,210.95	481,323.21	481,445.86	481,564.59
NCCMT_Cash	1,000.09	1,000.10	1,000.11	1,000.11	1,000.11	1,000.11	1,098.35
TOTAL Cash and Bank Accounts	600,721.26	600,849.09	580,497.35	569,367.12	613,824.42	606,287.55	607,664.67
Other Assets							
State Revenues Receivable	0.00	56,695.51	54,804.08	53,206.17	0.00	0.00	0.00
TOTAL Other Assets	0.00	56,695.51	54,804.08	53,206.17	0.00	0.00	0.00
TOTAL ASSETS	600,721.26	657,544.60	635,301.43	622,573.29	613,824.42	606,287.55	607,664.67
LIABILITIES							
Other Liabilities							
Accounts Payable	0.00	1,525.71	0.00	0.00	0.00	0.00	0.00
Escrows	94,382.00	94,382.00	94,382.00	94,382.00	94,382.00	94,382.00	94,382.00
TOTAL Other Liabilities	94,382.00	95,907.71	94,382.00	94,382.00	94,382.00	94,382.00	94,382.00
TOTAL LIABILITIES	94,382.00	95,907.71	94,382.00	94,382.00	94,382.00	94,382.00	94,382.00
OVERALL TOTAL	506,339.26	561,636.89	540,919.43	528,191.29	519,442.42	511,905.55	513,282.67

Account Balances History Report

(Includes unrealized gains)

As of 1/31/2014

3/5/2014

Page 2

Account	12/31/2013 Balance	1/31/2014 Balance
ASSETS		
Cash and Bank Accounts		
Check Min Spgs	22,742.99	27,527.81
Copper Run Escrow	66,728.60	66,737.10
Estates at Soen Escrow	28,261.19	28,264.79
MM Sav Min Spgs	10,565.32	10,566.22
MM Sav ParkSterling	541,694.70	541,832.74
NCCMT_Cash	1,098.35	1,098.35
TOTAL Cash and Bank Accounts	671,091.15	676,027.01
Other Assets		
State Revenues Receivable	0.00	0.00
TOTAL Other Assets	0.00	0.00
TOTAL ASSETS	671,091.15	676,027.01
LIABILITIES		
Other Liabilities		
Accounts Payable	0.00	0.00
Escrows	94,382.00	94,382.00
TOTAL Other Liabilities	94,382.00	94,382.00
TOTAL LIABILITIES	94,382.00	94,382.00
OVERALL TOTAL	576,709.15	581,645.01

Mineral Springs Budget Comparison 2013-2014

TOWN OF MINERAL SPRINGS									
BUDGET COMPARISON 2013-2014 (Includes amendments 2013-01 & 2013-02)									
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November
Advertising	\$ 1,800.00	\$ 1,513.95	\$ 286.05	15.9%	\$ -	\$ -	\$ 171.63	\$ -	\$ -
Attorney	\$ 9,600.00	\$ 6,722.92	\$ 2,877.08	30.0%	\$ 300.00	\$ 1,077.08	\$ 300.00	\$ 300.00	\$ 300.00
Audit	\$ 4,500.00	\$ -	\$ 4,500.00	100.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Community Projects	\$ 19,900.00	\$ 17,323.79	\$ 2,576.21	12.9%	\$ 78.12	\$ -	\$ -	\$ 1,180.98	\$ -
Contingency	\$ 800.00	\$ 800.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Dues	\$ 5,725.00	\$ 939.00	\$ 4,786.00	83.6%	\$ 1,050.00	\$ 65.00	\$ -	\$ -	\$ -
Elections	\$ 4,200.00	\$ 2,105.33	\$ 2,094.67	49.9%	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Overhead	\$ 24,600.00	\$ 11,624.42	\$ 12,975.58	52.7%	\$ 2,574.13	\$ 2,253.39	\$ 1,761.97	\$ 1,731.28	\$ 1,751.66
Fire Department	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 4,500.00	\$ 785.62	\$ 3,714.38	82.5%	\$ 3,714.38	\$ -	\$ -	\$ -	\$ -
Newsletter	\$ 2,400.00	\$ 1,599.41	\$ 800.59	33.4%	\$ -	\$ -	\$ -	\$ -	\$ 457.24
Office	\$ 113,304.00	\$ 51,516.52	\$ 61,787.48	54.5%	\$ 9,961.20	\$ 8,288.77	\$ 9,777.35	\$ 8,493.99	\$ 8,051.52
Planning & Zoning	\$ 37,776.00	\$ 21,306.30	\$ 16,469.70	43.6%	\$ 2,575.00	\$ 2,238.65	\$ 2,271.35	\$ 2,255.00	\$ 2,255.00
Street Lighting	\$ 2,200.00	\$ 1,246.12	\$ 953.88	43.4%	\$ -	\$ 157.61	\$ 157.61	\$ 157.94	\$ -
Tax Collection	\$ 3,700.00	\$ 1,625.52	\$ 2,074.48	56.1%	\$ 150.00	\$ 223.36	\$ 247.33	\$ 237.57	\$ 375.18
Training	\$ 3,000.00	\$ 1,710.00	\$ 1,290.00	43.0%	\$ -	\$ 650.00	\$ -	\$ 225.00	\$ -
Travel	\$ 4,200.00	\$ 948.08	\$ 3,251.92	77.4%	\$ 1,069.90	\$ -	\$ 632.49	\$ -	\$ 802.32
Capital Outlay	\$ 50,075.00	\$ 49,432.93	\$ 642.07	1.3%	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 304,280.00	\$ 183,199.91	\$ 121,080.09	39.8%	\$ 21,472.73	\$ 14,953.86	\$ 15,319.73	\$ 14,581.76	\$ 13,992.92
Off Budget:									
Tax Refunds									
Interfund Transfers									
Total Off Budget:			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Budget Comparison 2013-2014

Appropriation dept	December	January	February	March	April	May	June	June a/p
Advertising	\$ 114.42	\$ -						
Attorney	\$ 300.00	\$ 300.00						
Audit	\$ 4,500.00	\$ -						
Community Projects	\$ 674.88	\$ 642.23						
Contingency	\$ -	\$ -						
Dues	\$ 3,501.00	\$ 170.00						
Elections	\$ 2,094.67	\$ -						
Employee Overhead	\$ 1,813.49	\$ 1,089.66						
Fire Department	\$ -	\$ -						
Insurance	\$ -	\$ -						
Newsletter	\$ -	\$ 343.35						
Office	\$ 8,231.26	\$ 8,983.39						
Planning & Zoning	\$ 2,255.00	\$ 2,619.70						
Street Lighting	\$ 320.48	\$ 160.24						
Tax Collection	\$ 423.55	\$ 417.49						
Training	\$ -	\$ 415.00						
Travel	\$ -	\$ 747.21						
Capital Outlay	\$ 642.07	\$ -						
	\$ 24,870.82	\$ 15,888.27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Off Budget:								
Tax Refunds	\$ -	\$ -						
Interfund Transfers	\$ -	\$ -						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Monthly Revenue Summary 2013-2014

TOWN OF MINERAL SPRINGS									
REVENUE SUMMARY 2013-2014									
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November
Property Tax - prior	\$ 3,000.00	\$ (1,085.85)	\$ 4,085.85	136.2%	\$ 347.41	\$ 624.50	\$ 439.08	\$ 1,655.69	\$ 585.84
Property Tax - 2013	\$ 64,280.00	\$ 11,798.75	\$ 52,481.25	81.6%	\$ -	\$ 183.70	\$ 3,143.68	\$ 2,489.46	\$ 10,659.93
Dupl. Property Tax	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Franchise Taxes: cable	\$ 2,400.00	\$ 868.00	\$ 1,532.00	63.8%	\$ -	\$ 764.00	\$ -	\$ -	\$ 768.00
Franchise Taxes: utility	\$ 180,000.00	\$ 119,852.00	\$ 60,148.00	33.4%	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Approp.	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Gross Receipts Tax	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 1,200.00	\$ 253.25	\$ 946.75	78.9%	\$ 132.86	\$ 127.94	\$ 124.84	\$ 135.64	\$ 131.32
Sales Tax	\$ 45,600.00	\$ 30,794.24	\$ 14,805.76	32.5%	\$ -	\$ -	\$ 1,743.46	\$ 1,549.14	\$ 2,031.07
Vehicle Taxes	\$ 4,800.00	\$ 1,021.40	\$ 3,778.60	78.7%	\$ -	\$ 400.58	\$ 494.80	\$ 439.96	\$ 693.88
Zoning Fees	\$ 3,000.00	\$ (310.00)	\$ 3,310.00	110.3%	\$ 275.00	\$ 125.00	\$ 625.00	\$ 775.00	\$ 500.00
Other	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 304,280.00	\$ 163,191.79	\$ 141,088.21	46.4%	\$ 755.27	\$ 2,225.72	\$ 6,570.86	\$ 7,044.89	\$ 15,370.04
	December	January	February	March	April	May	June	June a/r	
Property Tax - prior	\$ 377.98	\$ 55.35							
Property Tax - 2013	\$ 18,225.12	\$ 17,779.36							
Dupl. Property Tax	\$ -	\$ -							
Franchise Taxes: cable	\$ -	\$ -							
Franchise Taxes: utility	\$ 60,148.00	\$ -							
Fund Balance Approp.	\$ -	\$ -							
Gross Receipts Tax	\$ -	\$ -							
Interest	\$ 143.11	\$ 151.04							
Sales Tax	\$ 8,120.52	\$ 1,361.57							
Vehicle Taxes	\$ 657.57	\$ 1,091.81							
Zoning Fees	\$ 625.00	\$ 385.00							
Other	\$ -	\$ -							
Totals	\$ 88,297.30	\$ 20,824.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

January Cash Flow Report

1/1/2014 Through 1/31/2014

3/5/2014

Page 1

Category Description	1/1/2014- 1/31/2014
INCOME	
Interest Income	151.04
Other Inc	
Zoning	385.00
TOTAL Other Inc	385.00
Prop Tax 2013	
Receipts 2013	
Int	0.00
Tax	17,779.36
TOTAL Receipts 2013	17,779.36
TOTAL Prop Tax 2013	17,779.36
Prop Tax Prior Years	
Prop Tax 2005	
Receipts 2005	
Int	0.99
Tax	1.01
TOTAL Receipts 2005	2.00
TOTAL Prop Tax 2005	2.00
Prop Tax 2012	
Receipts 2012	
Int	1.54
Tax	51.81
TOTAL Receipts 2012	53.35
TOTAL Prop Tax 2012	53.35
TOTAL Prop Tax Prior Years	55.35
Sales Tax	
Sales & Use Dist	1,361.57
TOTAL Sales Tax	1,361.57
Veh Tax	
Coll	-24.26
2009	-0.02
2010	-0.01
2011	-0.02
2012	-0.33
2013	-6.78
TOTAL Coll	-31.42
Int 2009	0.43
Int 2010	0.17
Int 2011	0.25
Int 2012	1.80
Int 2013	5.05
Tax 2009	1.13
Tax 2010	0.50
Tax 2011	1.34
Tax 2012	20.24
Tax 2013	1,092.32
TOTAL Veh Tax	1,091.81
TOTAL INCOME	20,824.13
EXPENSES	

January Cash Flow Report

1/1/2014 Through 1/31/2014

3/5/2014

Page 2

Category Description	1/1/2014- 1/31/2014
Attorney	300.00
Community	
Greenway	42.23
Maint	600.00
TOTAL Community	642.23
Dues	170.00
Emp	
Benefits	
Dental	73.00
Life	50.40
Vision	14.00
TOTAL Benefits	137.40
FICA	
Med	128.64
Soc Sec	550.09
TOTAL FICA	678.73
Payroll	232.17
SUI	41.36
TOTAL Emp	1,089.66
Newsletter	
Printing	343.35
TOTAL Newsletter	343.35
Office	
Bank	23.53
Clerk	2,451.52
Council	600.00
Deputy Clerk	487.50
Finance Officer	2,263.52
Maint	
Materials	38.34
Service	485.00
TOTAL Maint	523.34
Mayor	800.00
Misc	41.63
Supplies	173.97
Tel	510.53
Util	1,107.85
TOTAL Office	8,983.39
Planning	
Administration	
Contract	500.00
Salaries	2,119.70
TOTAL Administration	2,619.70
TOTAL Planning	2,619.70
Street Lighting	160.24
Tax Coll	
Contract	267.49
Sal	150.00
TOTAL Tax Coll	417.49
Training	
Staff	415.00

January Cash Flow Report

1/1/2014 Through 1/31/2014

3/5/2014

Page 3

Category Description	1/1/2014- 1/31/2014
TOTAL Training	415.00
Travel	747.21
TOTAL EXPENSES	15,888.27
OVERALL TOTAL	4,935.86

Register Report

1/1/2014 Through 1/31/2014

3/5/2014

Page 1

Date	Num	Description	Memo	Category	Amount
1/2/2014	EFT	...Advantage Payroll S...	Salary 12/13	Office:Mayor	-400.00
			12/13	Emp:FICA:Med	-5.80
			12/13	Emp:FICA:Soc Sec	-24.80
1/4/2014	EFT	Debit Card (Lowe's)	PVC Stakes, purple pa...	Community:Greenway	-42.23
1/6/2014	EFT	...Union County		Veh Tax:Tax 2013	302.07
				Veh Tax:Coll	-2.12
				Veh Tax:Coll	-5.25
1/7/2014	4155	Verizon Wireless	221474588-00001 (FY...	Office:Tel	-87.31
1/7/2014	4156	International Inst Of ...	ID# 16102 2014 Memb...	Dues	-170.00
1/7/2014	4157	UNC School Of Gov...	I/N IN42605 Mayor/Co...	Office:Misc	-41.63
1/7/2014	4158	UNC School Of Gov...	I/N IN42542 Master Cl...	Training:Staff	-415.00
1/7/2014	4159	Taylor & Sons Mowi...	I/N 1819 1/14 (FY2013)	Office:Maint:Service	-290.00
1/7/2014	4160	Clark, Griffin & McC...	I/N 4268 1/14 (FY2013)	Attorney	-300.00
1/7/2014	4161	...Xerox Corporation		Office:Supplies	-34.83
				Newsletter:Printing	-343.35
1/14/2014	4162	Jan-Pro Cleaning Sy...	I/N 22838 Janitorial 1/1...	Office:Maint:Service	-195.00
1/14/2014	4163	M J Namin	Engineering: Patterso...	Planning:Administration:Contract	-500.00
1/14/2014	4164	Frederick Becker III	11/13 - 12/13 reimburs...	Travel	-195.48
1/14/2014	4165	...Municipal Insurance ...		Emp:Benefits:Life	-50.40
				Emp:Benefits:Dental	-73.00
				Emp:Benefits:Vision	-14.00
1/14/2014	4166	True Homes	06-057-118 Foundatio...	Other Inc:Zoning	-50.00
1/14/2014	4167	NC Division Of Empl...	Acct #02 19 627 7 4th ...	Emp:SUI	-41.36
1/14/2014	4168	Union County Public...	84361*00 (FY2013)	Office:Util	-15.47
1/14/2014	4169	Ken Newell	Welcome Signs 10/13 ...	Community:Maint	-600.00
1/14/2014	4170	Duke Power	1819573779 (Old Scho...	Office:Util	-25.24
1/14/2014	4171	Duke Power	1803784140 (FY2013)	Office:Util	-132.30
1/15/2014	EFT	NC Department of R...	11/13 (FY2013)	Sales Tax:Sales & Use Dist	1,361.57
1/21/2014	4172	Holiday Inn Express	Master Clerks Class L...	Travel	-303.06
1/21/2014	EFT	...Union County	Property Tax	Prop Tax 2013:Receipts 2013:Tax	17,305.07
			Public Service	Prop Tax 2013:Receipts 2013:Tax	474.29
				Prop Tax 2013:Receipts 2013:Int	0.00
				Prop Tax Prior Years:Prop Tax 2012:Re...	51.81
				Prop Tax Prior Years:Prop Tax 2012:Re...	1.54
			Property Tax	Tax Coll:Contract	-260.38
			Public Service	Tax Coll:Contract	-7.11
				Veh Tax:Tax 2013	447.09
				Veh Tax:Int 2013	5.05
				Veh Tax:Coll:2013	-6.78
				Veh Tax:Tax 2012	20.24
				Veh Tax:Int 2012	1.80
				Veh Tax:Coll:2012	-0.33
				Veh Tax:Tax 2011	1.34
				Veh Tax:Int 2011	0.25
				Veh Tax:Coll:2011	-0.02
				Veh Tax:Tax 2010	0.50
				Veh Tax:Int 2010	0.17
				Veh Tax:Coll:2010	-0.01
				Veh Tax:Tax 2009	1.13
				Veh Tax:Int 2009	0.43
				Veh Tax:Coll:2009	-0.02

Register Report

1/1/2014 Through 1/31/2014

3/5/2014

Page 2

Date	Num	Description	Memo	Category	Amount
1/21/2014	EFT	Debit Card (Quiznos)	Meal: Clerks Academy ...	Travel	-7.29
1/22/2014	EFT	Debit Card (Arby's)	Meal: Clerks Academy ...	Travel	-8.05
1/23/2014	EFT	Debit Card (Firebirds)	Meal: Clerks Academy ...	Travel	-25.29
1/27/2014	4173	Heritage Propane	513970 1/10/14 (FY20...	Office:Util	-934.84
1/27/2014	4174	Windstream	061345970 (FY2013)	Office:Tel	-62.87
1/27/2014	4175	Windstream	061348611 (FY2013)	Office:Tel	-272.93
1/27/2014	4176	Duke Power	2035221941 (FY2013)	Street Lighting	-160.24
1/27/2014	4177	Verizon Wireless	221474588-00001 (FY...	Office:Tel	-87.42
1/27/2014	4178	Vicky A Brooks	Mileage: 1/21-1/24/14 ...	Travel	-208.04
1/27/2014	EFT	...Union County		Veh Tax:Tax 2013	343.16
				Veh Tax:Coll	-16.89
1/28/2014	EFT	Debit Card (Lowe's)	Ice melt salt (FY2013)	Office:Maint:Materials	-38.34
1/28/2014	EFT	Debit Card (OfficeM...	Folders, binders, envel...	Office:Supplies	-139.14
1/30/2014	EFT	...Advantage Payroll	Salary 1/14	Office:Clerk	-2,451.52
			Supplement 1/14	Office:Clerk	0.00
			Hours 1/14	Office:Deputy Clerk	-487.50
			Salary 1/14	Office:Finance Officer	-2,263.52
			Salary 1/14	Office:Mayor	-400.00
			Salary 1/14	Office:Council	-600.00
			Salary 1/14	Planning:Administration:Salaries	-2,119.70
			Salary 1/14	Tax Coll:Sal	-150.00
				Emp:FICA:Soc Sec	-525.29
				Emp:FICA:Med	-122.84
1/31/2014	EFT	Advantage Payroll F...	1/14 (FY2013)	Emp:Payroll	-232.17
1/31/2014	DEP	...Deposit	#485	Prop Tax Prior Years:Prop Tax 2005:Re...	0.99
			#485	Prop Tax Prior Years:Prop Tax 2005:Re...	1.01
1/31/2014	DEP	Deposit	#485a (FY2013)	Other Inc:Zoning	435.00
1/31/2014	EFT	American Communit...	Service Charge 1/14 (...	Office:Bank	-23.53
TOTAL 1/1/2014 - 1/31/2014					4,784.82

TOTAL INFLOWS 20,754.51

TOTAL OUTFLOWS -15,969.69

NET TOTAL 4,784.82

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January 2014
Revenue Details

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NC Sales & Use Distribution

November 2013 Collections

Summary

January 10, 2014

		ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
UNION	(Ad Valorem)	\$ 1,107,969.08	\$ 706,447.85	\$ 588,612.90	\$ -	\$ 132.56	\$ -	\$ -	\$ (156,109.72)	\$ 2,247,052.67
	FAIRVIEW	\$ 589.64	\$ 375.96	\$ 313.24	\$ -	\$ 0.07	\$ -	\$ -	\$ 353.92	\$ 1,632.83
	HEMBY BRIDGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	INDIAN TRAIL	\$ 43,793.06	\$ 27,922.72	\$ 23,265.23	\$ -	\$ 5.24	\$ -	\$ -	\$ 26,284.39	\$ 121,270.64
	LAKE PARK	\$ 4,213.78	\$ 2,686.73	\$ 2,238.59	\$ -	\$ 0.50	\$ -	\$ -	\$ 2,529.09	\$ 11,668.69
	MARSHVILLE	\$ 5,042.83	\$ 3,215.34	\$ 2,679.02	\$ -	\$ 0.60	\$ -	\$ -	\$ 3,026.69	\$ 13,964.48
	MARVIN	\$ 3,682.02	\$ 2,347.68	\$ 1,956.09	\$ -	\$ 0.44	\$ -	\$ -	\$ 2,209.94	\$ 10,196.17
	MINERAL SPRINGS	\$ 491.68	\$ 313.50	\$ 261.21	\$ -	\$ 0.06	\$ -	\$ -	\$ 295.12	\$ 1,361.57
	MINT HILL *	\$ 38.17	\$ 24.34	\$ 20.28	\$ -	\$ -	\$ -	\$ -	\$ 22.93	\$ 105.72
	MONROE	\$ 133,783.01	\$ 85,300.86	\$ 71,072.75	\$ -	\$ 16.00	\$ -	\$ -	\$ 80,295.93	\$ 370,468.55
	STALLINGS *	\$ 23,872.77	\$ 15,221.42	\$ 12,682.50	\$ -	\$ 2.86	\$ -	\$ -	\$ 14,328.32	\$ 66,107.87
	UNIONVILLE	\$ 705.65	\$ 449.93	\$ 374.88	\$ -	\$ 0.08	\$ -	\$ -	\$ 423.54	\$ 1,954.08
	WAXHAW	\$ 32,054.63	\$ 20,438.23	\$ 17,029.15	\$ -	\$ 3.83	\$ -	\$ -	\$ 19,239.05	\$ 88,764.89
	WEDDINGTON *	\$ 7,200.41	\$ 4,591.03	\$ 3,825.25	\$ -	\$ 0.86	\$ -	\$ -	\$ 4,321.67	\$ 19,939.22
	WESLEY CHAPEL	\$ 1,083.10	\$ 690.59	\$ 575.40	\$ -	\$ 0.13	\$ -	\$ -	\$ 650.08	\$ 2,999.30
	WINGATE	\$ 3,547.26	\$ 2,261.76	\$ 1,884.50	\$ -	\$ 0.42	\$ -	\$ -	\$ 2,129.05	\$ 9,822.99

MINERAL SPRINGS

Jurisdiction # 990

Vendor: **10870-0**

Invoice#: 1405 - NCVTS

Description:

NCVTS COLLECTIONS - NOVEMBER

Invoice Date:

11/1/2013

Due Date:

11/30/2013

\$ 302.07 Collections
(2.12) Deposit Interest Allocation
(5.25) Cr/Dr Card Allocation

Acct# 78 - 220355

\$ 294.70

Invoice Date	Invoice Number	Description	Invoice Amount
12/27/2013	1405-NCVTS	NCVTS COLLECTIONS - NOV 2013	\$294.70

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00032913	01/06/2014	294.70



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

Vendor Number Check Date Check Number
 10870 01/06/2014 00032913

"This disbursement has been approved as required by the Local Government Budget and Fiscal Control Act."

\$294.70

Pay Two Hundred Ninety Four Dollars and 70 cents *****

To The
 Order Of TOWN OF MINERAL SPRINGS
 E. ANDREWS-HINSON, TAX COLLECT
 PO BOX 600
 MINERAL SPRINGS NC 28108

**EFT COPY
 NON-NEGOTIABLE**

AP



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

10870
 00032913

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 E. ANDREWS-HINSON, TAX COLLECT
 PO BOX 600
 MINERAL SPRINGS NC 28108

MINERAL SPRINGS

Jurisdiction # 990

Vendor: **10870-0** Invoice#: 1406 - NCVTS
Description: NCVTS COLLECTIONS - DECEMBER
Invoice Date: 12/31/2013
Due Date: 1/23/2014

\$ 343.16 Collections
- Deposit Interest Allocation
(16.89) Cr/Dr Card Allocation

Acct# 78 - 220355

\$ 326.27

Invoice Date	Invoice Number	Description	Invoice Amount
01/22/2014	1406-NCVTS	DED 2013 NCVTS COLLECTIONS	\$326.27

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00033204	01/27/2014	326.27



County of Union

500 North Main Street
 Monroe, North Carolina 28112

Vendor Number Check Date Check Number
 10870 01/27/2014 00033204

"This disbursement has been approved as required by the Local Government Budget and Fiscal Control Act."

\$326.27

Pay Three Hundred Twenty Six Dollars and 27 cents *****

To The
 Order Of

TOWN OF MINERAL SPRINGS
 E. ANDREWS-HINSON, TAX COLLECT
 PO BOX 600
 MINERAL SPRINGS NC 28108

**EFT COPY
 NON-NEGOTIABLE**

AP



County of Union

500 North Main Street
 Monroe, North Carolina 28112

10870
 00033204

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 E. ANDREWS-HINSON, TAX COLLECT
 PO BOX 600
 MINERAL SPRINGS NC 28108

DATE 12/31/13
 TIME 19:47:48
 USER PHH

UNION COUNTY

COLLECTIONS BY RCD/REV UNIT/YR-DATE RANGE
 DEPOSIT DATE RANGE: 12/01/2013 THRU 12/31/2013
 REPORT GROUP: 100 REAL AND PERSONAL
 REVENUE UNIT: 990 TOWN OF MINERAL SPRINGS

PAGE 27
 PROG# CL2138

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION
2012	51.81		1.54	53.35	.80	52.55
2013	17,302.87	2.20		17,305.07	259.58	17,045.49
TOTAL	17,354.68	2.20	1.54	17,358.42	260.38	17,098.04

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION
2009	1.13		.43	1.56	.02	1.54
2010	.50		.17	.67	.01	.66
2011	1.34		.25	1.59	.02	1.57
2012	20.24		1.80	22.04	.33	21.71
2013	447.09		5.05	452.14	6.78	445.36
TOTAL	470.30		7.70	478.00	7.16	470.84

DATE 12/31/13
TIME 19:47:48
USER PHH

UNION COUNTY

COLLECTIONS BY RCD/REV UNIT/YR-DATE RANGE
DEPOSIT DATE RANGE: 12/01/2013 THRU 12/31/2013
REPORT GROUP: 150 STATE BOARD ASSESSED
REVENUE UNIT: 990 TOWN OF MINERAL SPRINGS

PAGE 39
PROG# CL2138

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION
2013	474.29			474.29	7.11	467.18
TOTAL	474.29			474.29	7.11	467.18

CONSERVATION
by
DESIGN

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

MEMO

To: Town Council
From: Vicky Brooks
Date: March 10, 2014
Re: Agenda Item #6 – Consideration of Proposed Text Amendments

After some recent conversations with county officials, it became apparent that the town would need to amend our zoning and subdivision ordinances to allow for the pump station that will be constructed in connection with the Mineral Springs sewer line. For the past couple of months, I have been working with Mr. Brian Matthews, Union County Executive Director of Growth Management and Mr. Lee Jenson, Union County Zoning Administrator to prepare some ordinance amendments that will allow for the pump station, as well as subdividing a property which does not meet the minimum lot size requirements.

At the January 27, 2014 Planning Board meeting, Mr. Jenson presented the proposed text amendments to the board. The proposed text amendment to Article 1 of the Subdivision Ordinance will make for the division of a tract for the sole purpose of the placement of permanent equipment and buildings for the provision of water and sewer service an “exempt” type of subdivision. That type of public utility doesn’t necessarily need a large site. The proposed text amendments to Article 2 of the Zoning Ordinance will make the definition of “Subdivision” match up with what is being proposed for Article 1 of the Subdivision Ordinance and the proposed amendments to the definition of “Essential Services” will change the uses in Class II and Class IV. A Class II would still allow for pumping stations, but it specifies that the total fenced compound area would have to be greater than 5,000 square feet to be considered as a Class II. Class IV will add pumping stations with a fenced compound area of 5,000 square feet or less; this will allow this type of pumping station to be placed on a smaller lot and to be able to meet regular setbacks in that zoning district.

Town of Mineral Springs

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

PETITION FOR ZONING/SUBDIVISION ORDINANCE TEXT AMENDMENT

Petition Number 14-01

Date of Petition 01/15/14

1. Petitioner's Name Town of Mineral Springs / Union County

Address 3506 S Potter Road – Mineral Springs, NC 28108 (Town)

500 North Main Street – Monroe, NC 28110 (County)

Phone (Town) 704-243-0505 - (County) 704-292-2597

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

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

Subdivision Ordinance - Article 1 – Section 110 – Subdivision Defined

Zoning Ordinance – Article 2 – Definitions - Essential Services (b) and (d)

Zoning Ordinance – Article 2 – Definitions - Subdivision

See attached for full descriptions

Vicky Brooks
SIGNATURE OF APPLICANT

Jan. 16, 2014
DATE

Application Processing Fee: Attach Check Made Payable to Town of Mineral Springs in the amount of \$250.00. Fee is waived per Article 12 – Section 12.1.2 of the Mineral Springs Zoning Ordinance.

(To be Filled Out by the Zoning Administrator)

Reviewed by Planning Board on January 27, 2014 . Action of Planning Board

The Planning Board unanimously recommended
Town Council approval of the proposed text
amendments to Article 2 of the Mineral Springs
Zoning Ordinance and Article 1 of the
Mineral Springs Subdivision Ordinance.

Reviewed by Town Council on March 13, 2014
~~February 13, 2014~~ . Action of Town Council

Public Hearing Notice Filed in The Enquirer-Journal
(Name of Newspaper)
March 2 & 9, 2014
on ~~February 2 & 9, 2014~~ (Attach newspaper affidavit)
(Date(s) Notice was Published)

Town Council Public Hearing Held on ~~February 13, 2014~~ March 13, 2014
Action by Town Council after Public Hearing

TOWN OF MINERAL SPRINGS

STATEMENT OF REASONABLENESS AND CONSISTENCY

Subdivision Ordinance – Article 1 – Introductory Provisions

In reference to the proposed text amendment to Article 1 of the Mineral Springs Subdivision Ordinance.

The Mineral Springs Planning Board hereby declares the proposed text amendment to be "*reasonable*" as it will enable Union County Public Works to subdivide a property, which is less than the minimum lot requirements, to allow for the construction of a pump station that is necessary for the installation of the sewer line that will provide a much needed service to the properties in the downtown area along Highway 75.


The Mineral Springs Planning Board hereby declares the proposed text amendment to be "*consistent*" with the Mineral Springs Land Use Plan adopted October 12, 2006 and the Vision Plan contained therein, which specifically calls for periodic review to make sure that the Subdivision Ordinance is as up-to-date as possible.

RECOMMENDED by the Mineral Springs Planning Board this the 27th day of January, 2014.




Valerie Coffey, Chairwoman

Witness:


Vicky A. Brooks, CZO

TOWN OF MINERAL SPRINGS

STATEMENT OF REASONABLENESS AND CONSISTENCY

Zoning Ordinance – Article 2 - Definitions

In reference to the proposed text amendments to Article 2 of the Mineral Springs Zoning Ordinance.

The Mineral Springs Planning Board hereby declares the proposed text amendments to be "**reasonable**" as they will enable Union County Public Works to construct a pump station that is required for the installation of the sewer line that will provide sewer service to properties in the downtown area along Highway 75.

The Mineral Springs Planning Board hereby declares the proposed text amendments to be "**consistent**" with the Mineral Springs Land Use Plan adopted October 12, 2006 and the Vision Plan contained therein, which specifically calls for periodic review to make sure that the Zoning Ordinance is as up-to-date as possible.

RECOMMENDED by the Mineral Springs Planning Board this the 27th day of January, 2014.




Valerie Coffey, Chairwoman

Witness:


Vicky A. Brooks, CZO

PROPOSED TEXT AMENDMENTS SUBDIVISION ORDINANCE

Section 110. “Subdivision Defined”

For purposes of this Ordinance, “subdivision” means all division of a tract or parcel of land into two or more lots, building sites, or the divisions when any one or more of those divisions is created for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to any regulations enacted pursuant to this Ordinance.

- 1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the Town of Mineral Springs as shown in this Ordinance;
- 2) The division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved;
- 3) The public acquisition by purchase of strips of land for the express purpose of widening or opening of streets;
- 4) The division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the Town of Mineral Springs as shown in this Subdivision Ordinance and the Zoning Ordinance.

5. The division of a tract for the sole purpose of the placement of permanent equipment and buildings for the provision of water and sewer service.

However, all exempt subdivisions shall be approved via issuance of the following Exemption Certificate by the Subdivision Administrator prior to the recording of same with Union County, but only after submittal of a Certificate of Submittal Type by Surveyor to the Subdivision Administrator.

PROPOSED TEXT AMENDMENTS ZONING ORDINANCE

[Shown in **bold, italic, underline**]

ARTICLE 2

DEFINITIONS OF TERMS USED IN THIS ORDINANCE

Essential Services.

Publicly or privately owned facilities or systems for the distribution of gas, electricity, steam, or water; the collection and disposal of sewage or refuse; the transmission of communications; or similar functions necessary for the provision of public services. Radio transmission facilities for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not essential services provided no transmitter or antenna tower exceeds one hundred (100)

feet in height. Essential Services are divided into the following classes:

a) **Class I.**

Transmission lines (whether, subterranean or overhead) including electrical, natural gas, and water distribution lines; sewer gravity lines and pressure mains; underground septic tanks and drain fields, cable television and telephone transmission lines; or similar utility lines.

b) **Class II.**

Booster stations, pumping stations, **with a total fenced compound area greater than 5,000 square feet.** switching facilities, substations, lift stations, or other similarly required facilities in connection with telephone, wireless communications, electricity, stream, water, water storage, sewer, or other similar utilities. This classification is not intended to govern apparatus and functions set out in Essential Services Class IV more particularly defined below.

c) **Class III.**

Generation, production, or treatment facilities such as power plants, sewage treatment plants, or similar utilities.

d) **Class IV.**

Subterranean neighborhood or cabinet style switching facilities designed to handle telephone transmissions within the immediate vicinity of the Town of Mineral Springs **and pumping stations with a fenced compound area of 5,000 square feet or less.**

Subdivision.

The division of a tract of land into two (2) or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale or building development (whether immediate or future) and including all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition: (I) the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the minimum standards set forth in this Ordinance, (II) the division of land into parcels individually greater than ten (10) acres where no street right-of-way dedication is involved; or (III) the public acquisition by purchase of strips of land for widening or opening streets; or (IV) the division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the minimum standards set forth in this Ordinance; **or (4) the division of a tract for the sole purpose of the placement of permanent equipment and buildings for the provision of water and sewer service.**

NOTICE OF PUBLIC HEARING

The public will take notice that the Town Council of the Town of Mineral Springs will hold a Public Hearing on Thursday, March 13, 2014 at 7:30 p.m. at the Mineral Springs Town Hall located at 3506 S. Potter Road to consider text amendments to Article 2 of the Mineral Springs Zoning Ordinance and Article 1 of the Mineral Springs Subdivision Ordinance. The general public is invited to the public hearing to make comment. For specific questions regarding the text amendments, please contact Zoning Administrator Vicky Brooks at (704) 289-5331. A copy of the proposed text amendments may be viewed on the town's website at www.mineralspring-snc.com or will be made available upon request. The Town Council reserves the right to adopt the text amendments following the close of the public hearing, based on input received at the hearing.

The Town of Mineral Springs does not discriminate on the basis of disability. If you need an auxiliary aid or service or other accommodations in order to attend or fully participate at this meeting, please contact the Deputy Town Clerk at (704) 243-0505 ext. 222 as far in advance of the meeting as possible so that your request can be considered.

By: Vicky Brooks, CZO

Title: Zoning Administrator

March 2, 9, 2014

TOWN OF MINERAL SPRINGS

STATEMENT OF REASONABLENESS AND CONSISTENCY

Zoning Ordinance – Article 2 – Definitions

In reference to the proposed text amendments to Article 2 of the Mineral Springs Zoning Ordinance.

The Town of Mineral Springs hereby declares the proposed text amendments to be “**reasonable**” as they will enable Union County Public Works to construct a pump station that is required for the installation of the sewer line that will provide sewer service to properties in the downtown area along Highway 75.

The Town of Mineral Springs hereby declares the proposed text amendment to be “**consistent**” with the Mineral Springs Land Use Plan adopted October 12, 2006 and Vision Plan contained therein, which specifically calls for periodic review to make sure that the Zoning Ordinance is as up-to-date as possible.

ADOPTED this the 13th day of March, 2014.

Frederick Becker, III, Mayor

Attest:

Vicky A. Brooks, CMC

Essential Services.

Publicly or privately owned facilities or systems for the distribution of gas, electricity, steam, or water; the collection and disposal of sewage or refuse; the transmission of communications; or similar functions necessary for the provision of public services. Radio transmission facilities for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not essential services provided no transmitter or antenna tower exceeds one hundred (100) feet in height. Essential Services are divided into the following classes:

a) **Class I.**

Transmission lines (whether, subterranean or overhead) including electrical, natural gas, and water distribution lines; sewer gravity lines and pressure mains; underground septic tanks and drain fields, cable television and telephone transmission lines; or similar utility lines.

b) **Class II.**

Booster stations, pumping stations, **with a total fenced compound area greater than 5,000 square feet**, switching facilities, substations, lift stations, or other similarly required facilities in connection with telephone, wireless communications, electricity, steam, water, water storage, sewer, or other similar utilities. This classification is not intended to govern apparatus and functions set out in Essential Services Class IV more particularly defined below.

c) **Class III.**

Generation, production, or treatment facilities such as power plants, sewage treatment plants, or similar utilities.

d) **Class IV.**

Subterranean neighborhood or cabinet style switching facilities designed to handle telephone transmissions within the immediate vicinity of the Town of Mineral Springs **and pumping stations with a fenced compound area of 5,000 square feet or less.**

Subdivision.

The division of a tract of land into two (2) or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale or building development (whether immediate or future) and including all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition: (I) the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the minimum standards set forth in this Ordinance, (II) the division of land into parcels individually greater than ten (10) acres where no street right-of-way dedication is involved; or (III) the public acquisition by purchase of strips of land for widening or opening streets; or (IV) the division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the minimum standards set forth in this Ordinance; **or (4) the division of a tract for the sole purpose of the placement of permanent equipment and buildings for the provision of water and sewer service.**

TOWN OF MINERAL SPRINGS

STATEMENT OF REASONABLENESS AND CONSISTENCY

Subdivision Ordinance – Article 1 – Introductory Provisions

In reference to the proposed text amendment to Article 1 of the Mineral Springs Zoning Ordinance.

The Town of Mineral Springs hereby declares the proposed text amendment to be “**reasonable**” as it will enable Union County Public Works to subdivide a property, which is less than the minimum lot requirements, to allow for the construction of a pump station that is necessary for the installation of the sewer line that will provide a much needed service to the properties in the downtown area along Highway 75.

The Town of Mineral Springs hereby declares the proposed text amendment to be “**consistent**” with the Mineral Springs Land Use Plan adopted October 12, 2006 and Vision Plan contained therein, which specifically calls for periodic review to make sure that the Zoning Ordinance is as up-to-date as possible.

ADOPTED this the 13th day of March, 2014.

Frederick Becker, III, Mayor

Attest:

Vicky A. Brooks, CMC

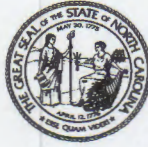
Section 110. “Subdivision Defined”

For purposes of this Ordinance, “subdivision” means all division of a tract or parcel of land into two or more lots, building sites, or the divisions when any one or more of those divisions is created for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to any regulations enacted pursuant to this Ordinance.

- 1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the Town of Mineral Springs as shown in this Ordinance;
- 2) The division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved;
- 3) The public acquisition by purchase of strips of land for the express purpose of widening or opening of streets;
- 4) The division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the Town of Mineral Springs as shown in this Subdivision Ordinance and the Zoning Ordinance.

5) The division of a tract for the sole purpose of the placement of permanent equipment and buildings for the provisions of water and sewer service.

However, all exempt subdivisions shall be approved via issuance of the following Exemption Certificate by the Subdivision Administrator prior to the recording of same with Union County, but only after submittal of a Certificate of Submittal Type by Surveyor to the Subdivision Administrator.



Agenda Item
#7
March 13, 2014

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

PAT MCCRORY
GOVERNOR

ANTHONY J. TATA
SECRETARY

September 25, 2013

Vicky Brooks
Town Clerk
Town of Mineral Springs
P. O. Box 600
Mineral Springs, NC 28108

SUBJECT: NCDOT Road Additions within Municipal Limits

Dear Ms. Brooks:

During our recent review and approval of road addition packages in Division 10, it was revealed the NCDOT's policy and practices for accepting streets within municipal limits in Union County was inconsistent with the practices of how this matter is handled in other jurisdictions. It has been the NCDOT's standard practice in the 14 Highway Divisions to accept major streets and highways to effectively move and accommodate high traffic volumes and major industry uses inside municipal jurisdictions. This is consistent with the language included in NCGS 136-66.1. Responsibility for streets inside municipalities (see attached).

It has come to my attention this has not been the mode, method or spirit for which we have received petitions and accepted streets in the recent years in portions of Union County. Thus, this memo shall serve as formal notification of the corrected road addition process.

Consistent with the standard practice and in keeping with the spirit of the above referenced General Statutes, the NCDOT will cease the practice of accepting roads within incorporated limits of Union County, for which the streets are part of subdivisions and having the characteristics of serving only adjacent properties. Roads that are classified as collectors can be exempt from this policy and will be evaluated on a case by case basis for addition to the State System. As a result, the District Office will route any new road addition petitions to the appropriate municipality upon receipt. We realize there are accommodations that must occur during this transition, thus if a subject development is actively engaged in the addition process with the Department (i.e. performing punch list repair items), the District will continue to proceed with the system addition approval process. Any subdivision for which the streets have not been constructed to date, the NCDOT will preclude those streets from consideration for acceptance. If you have any questions, please contact me at the number below.

Sincerely,

Louis L. Mitchell, P.E.
Division Engineer

cc: John W. Underwood
File



Article 3A.

Transportation Systems in and around Municipalities.

§ 136-66.1. Responsibility for streets inside municipalities.

Responsibility for streets and highways inside the corporate limits of municipalities is hereby defined as follows:

- (1) **The State Highway System.** - The State highway system inside the corporate limits of municipalities shall consist of a system of major streets and highways necessary to move volumes of traffic efficiently and effectively from points beyond the corporate limits of the municipalities through the municipalities and to major business, industrial, governmental and institutional destinations located inside the municipalities. The Department of Transportation shall be responsible for the maintenance, repair, improvement, widening, construction and reconstruction of this system. These streets and highways within corporate limits are of primary benefit to the State in developing a statewide coordinated system of primary and secondary streets and highways. Each highway division shall develop an annual work plan for maintenance and contract resurfacing, within their respective divisions, consistent with the needs, inasmuch as possible, as identified in the report developed in accordance with G.S. 136-44.3. In developing the annual work plan, the highway division shall give consideration to any special needs or information provided by the municipalities within their respective divisions. The plan shall be made available to the municipalities within the respective divisions upon request.
- (2) **The Municipal Street System.** - In each municipality the municipal street system shall consist of those streets and highways accepted by the municipality which are not a part of the State highway system. The municipality shall be responsible for the maintenance, construction, reconstruction, and right-of-way acquisition for this system.
- (3) **Maintenance of State Highway System by Municipalities.** - Any city or town, by written contract with the Department of Transportation, may undertake to maintain, repair, improve, construct, reconstruct or widen those streets within municipal limits which form a part of the State highway system, and may also, by written contract with the Department of Transportation, undertake to install, repair and maintain highway signs and markings, electric traffic signals and other traffic-control devices on such streets. All work to be performed by the city or town under such contract or contracts shall be in accordance with Department of Transportation standards, and the consideration to be paid by the Department of Transportation to the city or town for such work, whether in money or in services, shall be adequate to reimburse the city or town for all costs and expenses, direct or indirect, incurred by it in the performance of such work. The city or town under contract with the Department shall develop an annual work plan for maintenance of the State highway system consistent with the needs, inasmuch as possible, as identified in the report developed in accordance with G.S. 136-

44.3. The annual work plan shall be submitted to the respective division engineers and shall be mutually agreeable to both parties.

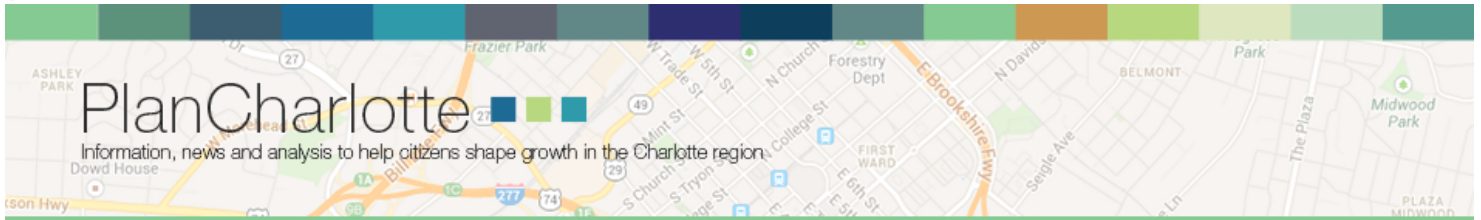
(4) If the governing body of any municipality determines that it is in the best interest of its citizens to do so, it may expend its funds for the purpose of making any of the following improvements on streets that are within its corporate limits and form a part of the State highway system:

- a. Construction of curbing and guttering.
- b. Adding of lanes for automobile parking.
- c. Constructing street drainage facilities which may by reasonable engineering estimates be attributable to that amount of surface water collected upon and flowing from municipal streets which do not form a part of the State highway system.
- d. Constructing sidewalks.
- e. Intersection improvements, if the governing body determines that such improvements will decrease traffic congestion, improve safety conditions, and improve air quality.

In exercising the authority granted herein, the municipality may, with the consent of the Department of Transportation, perform the work itself, or it may enter into a contract with the Department of Transportation to perform such work. Any work authorized by this subdivision shall be financed entirely by the municipality and be approved by the Department of Transportation.

The cost of any work financed by a municipality under this subdivision may be assessed against the properties abutting the street or highway upon which such work was performed in accordance with the procedures of either Article 10 of Chapter 160A of the General Statutes or any charter provisions or local acts applicable to the particular municipality. (1959, c. 687, s. 1; 1969, cc. 798, 978; 1973, c. 507, s. 5; 1975, c. 664, s. 3; 1977, c. 464, s. 7.1; 1987, c. 747, s. 2; 1993 (Reg. Sess., 1994), c. 690, s. 1; 1995, c. 163, s. 14; 2005-382, s. 2.)

()



BLAH

NCDOT letter poses dilemma for low-tax Union County towns



Who will pay to maintain streets like these in Marvin, south of Charlotte in Union County? Photo: Bing maps

Chuck McShane (/users/chuck-mcshane) | Jan 15, 2014

Like
 Tweet
 Share
 Email

A North Carolina Department of Transportation letter has planners and

officials in several Union County towns scrambling to figure out how they'll maintain new subdivision streets in what has long been one of the fastest growing counties in the state. The September letter from Division 10 engineer Louis Mitchell said NCDOT would no longer accept responsibility for maintaining new roads "for which the streets are part of subdivisions having the characteristics of serving only adjacent properties." The change would not affect existing streets and roads.

Mitchell said he wrote the letter to all 14 Union County municipalities after reviewing a request for NCDOT to accept maintenance on streets within a new subdivision in an incorporated area of an unspecified Union County town. Mitchell's letter indicated that Union was the only county in the state where NCDOT has been agreeing to maintain new subdivision streets.

However, secondary roads manager Delbert Roddenberry at the state NCDOT office said the agency continues to accept subdivision streets in municipalities in other parts of the state, as long as those municipalities don't qualify for the state's Powell Bill program, in which municipalities receive some state road maintenance funds based on a formula. Summerfield in Guilford County, for instance, does not receive Powell Bill funding. The NCDOT continues to accept new subdivision roads for maintenance there, Summerfield Town Manager K. Scott Whitaker said.

The confusion stems from the way the state allocates road maintenance money. NCDOT maintains all public roads in unincorporated areas of the state. Through the Powell Bill program, the state also provides money for municipalities to maintain some secondary and subdivision roads, which comes from a 1 3/4-cent gas tax and part of the state's Highway Trust Fund. To receive Powell Bill funding municipalities must meet certain requirements, including at least a 5-cents-per-\$100 value property tax rate and the provision of certain services. The amount each municipality receives depends on its population and how many miles of roads and streets it maintains.

Mitchell's letter said the state would no longer accept new subdivision roads in any of Union County's 14 municipalities – including the six that don't receive Powell Bill funds (Fairview, Hemby Bridge, Mineral Springs, Wesley Chapel, Weddington and Unionville). That would mean those six towns would have two options – require new subdivisions to maintain their own streets through homeowner association fees, or raise taxes to take advantage of the Powell Bill program.

Mineral Springs Mayor Rick Becker said his town would have to double its tax rate of 2.5 cents per \$100 to qualify for the Powell Bill program. But allowing private streets is not an attractive option for the town, Becker said.

"We'd have to find more services to provide to justify doubling the tax rate," Becker said. "The public hasn't asked for that, especially because the public is satisfied with DOT maintenance of their subdivision streets.

"We're a big proponent of public roads. We think that's the way to go. We don't allow gates. It would be a very hard sell for my board."

Still, officials in other Union County municipalities say Powell Bill funding is not likely to cover all maintenance expenses long-term, especially as streets in these relatively new suburbs begin to age. And they note the Powell Bill program has been the target of several bills from legislators to reduce or eliminate the funds.

In Marvin, just south of the Mecklenburg County line, the tax rate is 5 cents per \$100 valuation, just enough to qualify for the Powell Bill program. Marvin entered the Powell Bill program in 2006 and maintains less than a half-mile of road. It received \$122,523 in Powell Bill funding in 2013. The town has used most of its Powell Bill money for sidewalk improvements, including the "Marvin Loop" greenway.

Marvin's zoning ordinance does not allow private streets, Town Administrator Lisa Thompson said. The new DOT policy could lead the town to consider changing that policy. This fall's municipal election put any consideration of changes to the ordinance on hold as the town elected a new mayor and two new council members, Thompson said.

"We'll need to get them up to speed with all the information prior to making a decision on whether to accept roads or not," Thompson said.

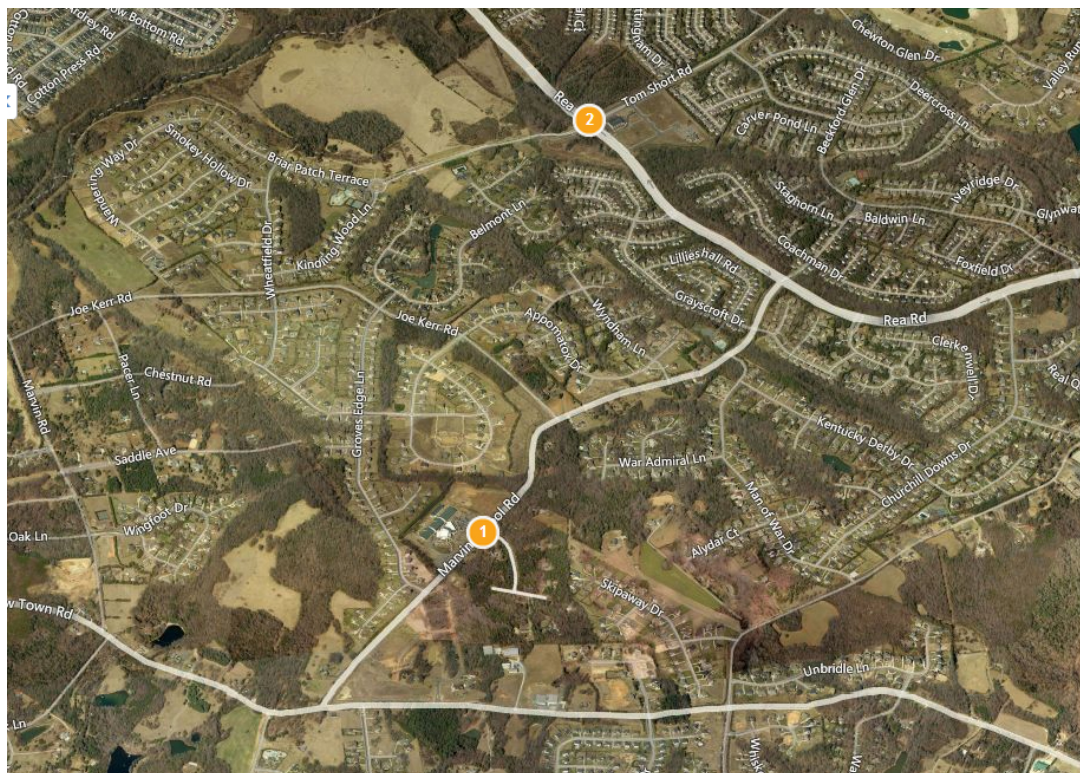
Louis Mitchell moved into the Division 10 job overseeing Mecklenburg, Anson, Cabarrus, Stanly and Union counties in late 2012. Prior to that, he was an engineer in the NCDOT's Mecklenburg County office. All seven Mecklenburg County municipalities receive Powell Bill funding.

"A predominant amount of my experience was in Mecklenburg," Mitchell said in a December interview. "There was really not a town that didn't qualify for the Powell Bill in Mecklenburg. We had not been accepting roads in incorporated areas. The question of Powell Bill versus non Powell Bill did not come up."

Roddenberry said on Wednesday that the state DOT is treating Mitchell's letter as a local issue. Roddenberry said DOT would likely continue to maintain new subdivision streets in towns that are not eligible for Powell Bill funds. The department, however, tries to get municipalities with more than 5,500 residents to maintain their own roads. Three of the six Union County towns not receiving Powell Bill funding have populations more than 5,500 – Weddington (9,887), Wesley Chapel (7,894) and Unionville (6,172).

"We're trying to encourage them to take advantage of the Powell Bill program," Roddenberry said. "Right now, the roads are in pretty good shape, you can build up a little (savings)."

Meanwhile, as the Charlotte-area housing market continues its rebound, town officials, planners and developers remain unsure who will maintain the streets in several planned subdivisions.



Since receiving notice that the NCDOT would no longer accept maintenance on new subdivision streets, municipalities in fast-growing Union County have been scrambling to figure out how to pay for the change. Since the September letter, two new subdivisions have been approved in Marvin alone: 1. At the site of a planned 92-lot Toll Brothers subdivision, The Preserve, on Marvin School Road, and 2. The 44-lot Pulte Homes Tullamore subdivision at Rea and Tom Short roads.

CONSERVATION
by
DESIGN

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

MEMO

To: Town Council
From: Vicky Brooks
Date: March 10, 2014
Re: Agenda Item #8 – Consideration of Conditional Use District Rezoning Request

Mr. Tony L. Patterson has requested a rezoning of his property located on McNeely Road (next to Patterson Mini-Storage). Tax Parcel #06-060-007H is currently zoned RA20/B4. Mr. Patterson is requesting that it be zoning CD-LI.

As you all probably remember, we recently adopted Conditional Use District language. This is our first request using that newly adopted language. The site plan/application was distributed to the council at our last meeting, so that you would have ample time to review them.

A Public Information Meeting (PIM) was held on January 28, 2014 with no public opposition presented at that meeting. (The notes from that meeting are included with this agenda item documentation.) A letter was received from Mr. Mike Campbell indicating that he did not have a pro or con position; however, at that point he would oppose the rezoning until he could do some further investigation. I responded to Mr. Campbell (copy of the letter is included) and have not heard anything more from him. A letter was also received from Ms. Virginia Edgeworth (Phoenix Lumber) going on record that she supported the rezoning request. After review on February 24, 2014, the Planning Board recommended the Town Council approve the rezoning request as submitted.

Mr. Patterson is not requesting any conditions or uses that are less restrictive than the requirements found in our zoning ordinance, which is allowed through this process. The submitted plans all comply with the Mineral Springs Zoning Ordinance.

The options that the council has are as follows:

d) Action by the Town Council

A decision pertaining to conditional zoning districts is a legislative process subject to judicial review using the same procedures and standard of review as applied to general district zoning decisions. Once the public hearing has been held, the Town Council shall take action on the petition. The public hearing, once opened, can be continued to a later date and action take at that time. The Town Council shall have the authority to:

1. Approve the application as submitted;
 2. Deny approval of the application; or
 3. Approve the application with additional conditions and/or deviations from the requirements of this Ordinance, per Subsection 5 below, that are mutually agreed to by the applicant and the Town Council; or,
 4. Submit the application back to the Planning Board for further study. The Planning Board shall have up to 30 days from the date of such submission to make a report to the Town Council. If no report is issued, the Town Council can take final action on the petition. The Town Council reserves the right to schedule and advertise a new public hearing based on the Planning Board's report.
1. In approving a petition for the reclassification of a property to a CD district, the Planning Board may recommend, and the Town Council may require that reasonable and appropriate conditions be attached to approval of the petition. Such conditions shall be limited to those that address the conformance of the development and use of the site to any Town ordinances and officially adopted comprehensive land use plan or other officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Town Council. Except as provided below, none of these conditions shall be less restrictive than any requirements that would otherwise pertain to that particular development if it were located in the corresponding general zoning district.

The Town Council, however, reserves the right to allow for a lessening of one or more of the design, density, signage, screening/landscaping, parking or dimensional standards contained in this Ordinance that otherwise would be required. Any such deviations may be approved by the Town Council only if they first determine that the proposed rezoning, together with the deviations, is (1) substantially in keeping with the intent and purpose of this Ordinance and (2) would not affect the degree to which the property is in harmony with other nearby properties. Any such deviations initially proposed by the applicant shall be clearly stated on the zoning application and site plan, and addressed by the applicant at the PIM, planning board meeting and Town Council public hearing.

Any action taken by the Town Council on a conditional district rezoning shall be accompanied by statements that: (1) analyze whether the rezoning is consistent with an adopted comprehensive plan and any other officially adopted plan, and (2) why it considers the action taken to be reasonable and in the public interest.



TOWN OF MINERAL SPRINGS

CONDITIONAL REZONING APPLICATION

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

APPLICANT INFORMATION:

DATE: OCT 7-2013

Name: Tony Lee Patterson

Phone Number: 704-543-1647

Mailing Address: 9024 Richardson King Rd
Waxhaw, NC 28173

Email Address: TL_Patterson@Live.com

Fax Number: _____

Applicant's Relationship to Owner: _____

If applicant is different from the owner (i.e. legal representation, developer, etc.), an Affidavit of owner's permission for this action shall be required to be submitted with this application.

OWNER INFORMATION: (If different from above):

Name: _____

Phone Number: _____

Mailing Address: _____

PROPERTY INFORMATION:

Property Address: # 2 McNeely Rd WPCCL687

Tax ID Number: 06X-060-007H Lot Acreage/Sq. Ft. 3,9300 Deed Book & Page #: 5770 229

Existing Zoning: RA 20

Proposed Conditional Zoning District: LI

Conditions and Uses Proposed by the Applicant:

(Clearly identify any conditions that are proposed that are less restrictive from the requirements, i.e. design, density, signage, screening/landscaping, parking or dimensional standards).

Note: The following items must be submitted and checked off in order for this application to be deemed complete. Incomplete applications shall not be reviewed or processed.

Applicant	Staff	Checklist Items
	✓ <i>app fee</i>	Application Fees (See Fee Schedule) \$550 plus any engineering fees incurred by the Town with respect to the review of this application. (NOTE: The Town will endeavor to give the applicant an estimate of these fees once a complete application has been submitted. The engineering fees will need to be paid in full by the applicant prior to any zoning clearance being issued by the Town with respect to the property(ies) in question.)
✓	✓	Legal description of the property
✓	✓	A scaled boundary survey drawn to an appropriate scale prepared by and certified to be correct by a surveyor or engineer registered with the State of North Carolina, showing the total acreage, present zoning classifications, date and north arrow. This survey shall include the following:
✓	✓	(1) <i>The current owners' names, addresses, and tax parcel numbers (as shown on the current year Union County Tax Records), and the uses and current zoning classifications of all adjacent properties</i>
✓	✓	(2) <i>All existing easements, reservations, rights-of-way and all yard requirements for the zoning district</i>
✓	✓	(3) <i>A site plan showing all existing and/or proposed buildings, storage areas, parking and access areas, proposed size, layout and setbacks of land and proposed structures, planned illumination, and proposed number, type, and location of signs. The site plan shall clearly identify any conditions that are proposed that are less restrictive from the requirements (i.e. design, density, signage, screening/landscaping, parking or dimensional standards) that would normally apply to the proposed development per the underlying general zoning district contained in the rezoning application. For residential uses this shall include the number of units and an outline of the area where the structures will be located. For nonresidential uses, this shall include the approximate square footage of all structures and an outline of the area where the structures will be located</i>
✓	✓	(4) <i>Traffic, parking and circulation plans showing the proposed locations and arrangement of parking spaces and access points to adjacent streets</i>
✓	✓	(5) <i>Landscape plan at the same scale as the site plan showing existing and proposed trees, ground cover and landscape material, proposed screening, including walls, fences or planted areas as well as treatment of any existing natural features. Documentation shall also be provided to stipulate that no quarantined vegetation or soil if any will be removed.</i>
✓	✓	(6) <i>Plans and elevations for all proposed structures</i>
✓	✓	A map at the same scale as the site plan showing the following:
N/A	N/A	(1) <i>Delineation of areas within the floodplain as shown on the official flood hazard boundary maps</i>
		(2) <i>Accurate mapping of all soil classifications found on the site and general depths thereof. The applicant shall use the same classifications used by the US Department of Agriculture</i>
		(3) <i>Existing and proposed topography at five (5) feet contour intervals</i>
		(4) <i>Plans for providing potable water and for the treatment of wastewater</i>
✓	✓	A storm water runoff plan as described in Section 4.20 of the Mineral

Springs Zoning Ordinance

Waiver of any of the above requirements can only be made by the Zoning Administrator on a case-by-case basis

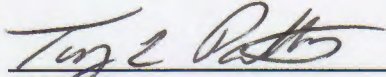
I do hereby certify that all information that I have provided in this application is correct and complete to the best of my knowledge. I understand that other requirements to ensure compatibility with the intended area and conformance with town standards may be requested at the discretion of Town Staff, Planning Board or Town Council. I understand that providing false or incomplete information may be grounds for denial of my request or may result in future action by the Town Council to reverse any favorable decision based upon this request.



APPLICANT

oct 7 - 2013

DATE

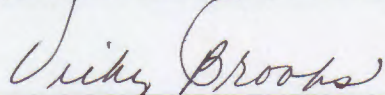


OWNER

oct 7 - 2013

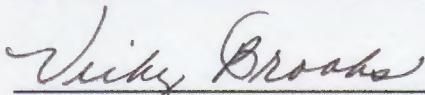
DATE

Application received by the Town of Mineral Springs on: 10/08/13



Vicky Brooks, Zoning Administrator

Application Deemed Complete and Requisite Submittal Fee paid on: 02/18/14



Vicky Brooks, Zoning Administrator

NO APPLICATION SHALL BE CONSIDERED FOR A PUBLIC INFORMATIONAL MEETING (PIM) UNLESS IT HAS BEEN PROPERLY COMPLETED AND SUBMITTED TO THE ZONING/PLANNING DEPARTMENT NO LESS THAN TWENTY-ONE (21) DAYS PRIOR TO THE SCHEDULED PIM.

ATTACH SELF-ADHESIVE MAILING LABELS (AS SHOWN BELOW) FOR ALL ADJACENT PROPERTY OWNERS (that lie within two-hundred (200) feet of subject property)

SAMPLE LABEL:

Tax ID No. ____ - ____ - ____
Owner Name
Owner Address
City, State, Zip Code

FOR STAFF USE ONLY

Condition Zoning District # (example 13-01CD-LI): 14-01 CD-LI

Applicant's Name Tony Lee Patterson

Public Informational Meeting (PIM) Date: January 28, 2014 @ 7:00 p.m.

PIM Notes: a meeting summary is attached

Planning Board Review Date: February 24, 2014 @ 7:00 p.m.

Planning Board Recommendation: Recommended that the Town Council grant the rezoning as submitted.

Town Council Review and Public Hearing Date: March 13, 2014

Town Council Decision: _____

Meeting notifications mailed to applicant on:

PIM: January 14, 2014

Planning Board: February 18, 2014

Town Council: Distributed a copy on February 27, 2014

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Public Informational Meeting
January 28, 2014 ~ 7:00 PM

Meeting Summary

The Public Informational Meeting of the Town of Mineral Springs, North Carolina, met at the Mineral Springs Town Hall, Mineral Springs, North Carolina at 7:00 p.m. on Monday January 28, 2014.

Present: Applicant Tony Patterson, Winston Patterson, Stephon Miles, Victor Thompson, Engineer Kevin Herring, Mayor Rick Becker, Town Clerk/Zoning Administrator Vicky Brooks and Deputy Town Clerk Janet M. Ridings.

The Public Informational Meeting began at 7:12 p.m. on January 28, 2014.

Ms. Brooks explained why this meeting was called. Mr. Patterson has requested rezoning for storage units to be built next to the existing storage units on McNeely Road and under recent ordinance changes, it allows for the general public and neighbors within a certain distance to discuss the plans and proposed changes. This gives the public and neighbors a chance to voice their opinions and make comments about the proposed plans in addition to color of building, façade style, lights and any other comments they have about the plans. This process also binds him to do what he says he is going to do; he cannot change the plans once this process is complete.

Plans in different phases were laid out on tables around the room in addition to the landscaping and building plans. The people in attendance mingled around and viewed the plans, asked questions and discussed the various phases and plans with Tony Patterson and Kevin Herring. Mr. Patterson discussed the driveway access and size of building with the Mr. Miles and Mr. Thompson as their future church property butts up against the new proposed storage building property. He also discussed the exterior material of the building, windows, buffer material and lights on building.

Mayor Becker and Mr. Patterson discussed the dressing up of the building, landscaping, siding, climate controlled units, wet pond to treat water runoff requirements.

Mr. Herring explained the process to Mr. Miles and Mr. Thompson which included water retention and how it works. They also discussed landscaping and the swampy condition that exists at the rear of both properties. Also discussed was the location of the existing county water access and the availability for the proposed buildings as well as the future access for the church next door.

Mr. Miles and Mr. Thompson will be working on the church property eventually and a lot of this information was helpful to them as well as learning about the process they will need to go through in order to develop the church property.

Ms. Brooks polled the individuals that attended the meeting and there were no questions or concerns from anyone present. The Public Informational Meeting adjourned at 8:05 p.m.

Respectfully submitted by:

Janet M. Ridings, Deputy Town Clerk

Vicky Brooks, Town Clerk/Zoning
Administrator

Vicky Brooks

Town of Mineral Springs

Hello Ms Brooks. My name is Mike Campbell (Walter McRae) and I have received a letter from the town of Mineral Springs regarding the possible rezoning of a plot of land that adjoins some property I own in Mineral Springs.

I have been out of town on business and my permanent address is in Beaufort NC. I have not had time to research any position I might have in regard to the rezoning and would like to be able to do so. I actually don't have a pro or con position at this point, but think that until I look into it further I would oppose such a rezoning.

I suppose my opposition may be moot if the town has gone ahead with the rezoning, but as best I remember the land in the past that is in question had the topsoil removed and sold. I suspect that degraded that whole area. I could be wrong about that but would like the time to do some research of my own and to contact any EPA or environmental sources that might advise me so as to maintain or modify my position.

If you could reply by mail and give me any specifics that are known about the proposed use of the property other than the construction of mini warehouses I would appreciate it. I can, as well, if more appropriate make an appointment to come to Mineral Springs in the next month and speak with you if that would be a better arrangement for you.

Thank you very much for your time.

Mike Campbell

Town of Mineral Springs

PO Box 600 · Mineral Springs, NC · 28108-0600

January 14, 2014

Telephone:
(704) 243-0505

Facsimile:
(704) 243-0506

Clerk:
(704) 289-5331

Zoning Admin.:
(704) 289-5331

Tax ID No. 06-060-010
Walter McRae Campbell
932 Eastman Creek
Beaufort, NC 28516

RE: Public Informational Meeting (PIM)
#06-060-007H

Mayor:
Frederick Becker III

Walter McRae Campbell:

The Town of Mineral Springs will hold a Public Informational Meeting on January 28, 2014 at 7:00 p.m. at the Mineral Springs Town Hall located at 3506 S Potter Road.

Council

(Through 2015):

Valerie Coffey
Lundeen Cureton
Peggy Neill

Mr. Tony L. Patterson has requested a rezoning of his property (located on McNeely Road next to Patterson Mini Storage) from Rural Agricultural 20 (RA20)/Business 4 (B4) to Conditional Use District – Light Industrial (CD-LI). The conditional (CD) zoning district process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The PIM is designed to provide a framework for creating a shared vision, which allows for community involvement before the process moves forward.

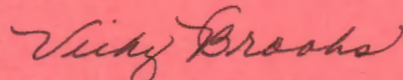
(Through 2017):

Jerry Countryman
Janet Critz
Melody LaMonica

The purpose of this proposed rezoning is to allow for the construction/use of mini warehouses on the aforementioned property.

If you need any further information, please don't hesitate to contact me at 704-289-5331 or at msvickybrooks@aol.com.

Sincerely,



Vicky Brooks, CMC, CZO
Town of Mineral Springs



This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are here that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume r responsibilities for the information contained on this map.



Grid based on the North Carolina State Plane Coordinate System
All dimensions in feet

Town of Mineral Springs

Telephone:
704.243.0505

P. O. Box 600 · Mineral Springs, NC · 28108

Fax:
704.243.1750

February 10, 2014

Town Clerk /
Zoning
Administrator:

Mr. Mike Campbell
932 Eastman Creek Dr.
Eastman Creek Landing
Beaufort, NC 28516

704.289. 5331

RE: McNeely Road Rezoning Request – Tax Parcel #06-060-007H

Mayor:

Dear Mr. Campbell,

Frederick Becker III

Thank you for contacting the town with your questions and concerns regarding the proposed rezoning of the aforementioned parcel. Let me assure you that the property has not yet been rezoned. The purpose of the previous notification was to let you know of the opportunity to come to a Public Informational Meeting (PIM) that was being held on January 28, 2014 to ask questions of the landowner about the plans for the property in question. The PIM is the first step in the Conditional Use District process. The next step will be the presentation to the Mineral Springs Planning Board, which will take place on February 24, 2014 at the Mineral Springs Town Hall at 7:00 p.m. The final step in the process is for the town to hold a Public Hearing (tentatively scheduled for March 13, 2014 at 7:30 p.m.) for the Mineral Springs Town Council to consider the rezoning request. You will also be notified of the Public Hearing and are invited to come to the meeting to make comments.

Council thru 2015:

Valerie Coffey
Lundeen Cureton
Peggy Neill

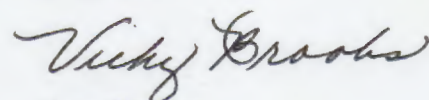
Council thru 2017:

Jerry Countryman
Janet Critz
Melody LaMonica

With the Conditional Use District process the public plays a big role in making certain that the "use" is found to be acceptable to all parties concerned; therefore, I strongly encourage you to continue to communicate with the town during the process.

Enclosed are copies of the documents provided at the PIM. It is my hope that the documents will give you a much more detailed understanding of what Mr. Tony Patterson intends to do with the property. Unlike a "regular" rezoning request, with the Conditional Use District rezoning, the applicant is bound by the plans that are submitted and approved by the town council. Please do not hesitate to contact me at 704-289-5331 if you have any questions at all.

Sincerely,



Vicky Brooks
Town of Mineral Springs
Zoning Administrator/Town Clerk



PHOENIX LUMBER SALES, INC.

Waxhaw, North Carolina 28173

433 COTTONFIELD CIRCLE

704-846-6078

MARCH 5, 2014

TOWN OF MINERAL SPRINGS
P.O. BOX 600
MINERAL SPRINGS, NC 28108-0600

ATTN: VICKY BROOKS, CZO
ZONING ADMINISTRATOR

RE: MARCH 13, 2014 PUBLIC HEARING
TAX PARCEL #06-060-007H

DEAR MS. BROOKS,

I WILL NOT BE AVAILABLE ON MARCH 13, 2014 TO ATTEND THE PUBLIC HEARING IN REFERENCE TO TAX PARCEL #06-060-007H - PROPERTY OF MR. TONY L. PATTERSON.

AS PRESIDENT OF PHOENIX LUMBER SALES, INC, I WOULD LIKE TO GO ON RECORD AS BEING IN SUPPORT OF MR. PATTERSON'S REQUEST TO REZONE THE SAID PARCEL FROM RURAL AGRICULTURAL 20(RA20)/BUSINESS 4 (B4) TO CONDITIONAL USE DISTRICT - LIGHT INDUSTRIAL (CDLI).

SINCERELY,

PHOENIX LUMBER SALES, INC

VIRGINIA E. EDGEWORTH, PRESIDENT

NOTE: THE PHYSICAL LOCATION OF PHOENIX LUMBER SALES, INC.
IS: 6800 WAXHAW HWY, WAXHAW, NC. 28173 (within Mineral Springs Town Limits)

TOWN OF MINERAL SPRINGS

STATEMENT OF REASONABLENESS AND CONSISTENCY

Conditional Use Rezoning District

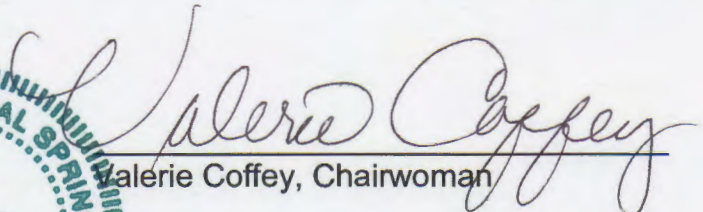
In reference to the proposed map amendment on Tax Parcel #06-060-007H from RA20/B4 to CD-LI.

The Mineral Springs Planning Board hereby declares the proposed map amendment to be "**reasonable**" as the action set-out in the Land Use Plan calls for this area to be "Campus Business" (as designated on the Future Land Use map), which allows for the development of corporate office campus, institutional and light industrial; therefore, rezoning this property to CD-LI is consistent with an officially adopted plan.

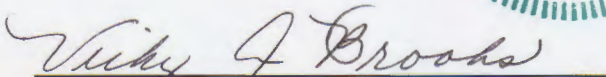
The Mineral Springs Planning Board hereby declares the proposed map amendment to be "**consistent**" with the Mineral Springs Land Use Plan adopted October 12, 2006 and the Vision Plan contained therein, the proposed map amendment is reasonable as it follows the Land Use Plan for Non-Residential Land uses outside of the town center; concentrating light industrial development along Highway 75 at the outskirts of town, as shown on the Future Land Use map. It will serve the public interest by providing additional storage units.

RECOMMENDED by the Mineral Springs Planning Board this the 24th day of February, 2014.




Valerie Coffey, Chairwoman

Attest:


Vicky A. Brooks, CMC

Notice of Public Hearing

The public will take notice that the Town Council of the Town of Mineral Springs will hold a Public Hearing on Thursday, March 13, 2014 at 7:30 p.m. at the Mineral Springs Town Hall located at 3506 S. Potter Road to consider a rezoning request by Tony Patterson for property located on McNeely Road for Tax Parcel #06-060-007H. The request is to rezone the property from RA-20/B-4 to CD-LI. For specific questions regarding this map amendment, please contact Zoning Administrator Vicky Brooks at (704) 289-5331. The Town Council reserves the right to grant the rezoning following the close of the public hearing, based on input received at the hearing.

The Town of Mineral Springs does not discriminate on the basis of disability. If you need an auxiliary aid or service or other accommodations in order to attend or fully participate at this meeting, please contact the Deputy Town Clerk at (704) 243-0505 ext. 222 as far in advance of the meeting as possible so that your request can be considered.

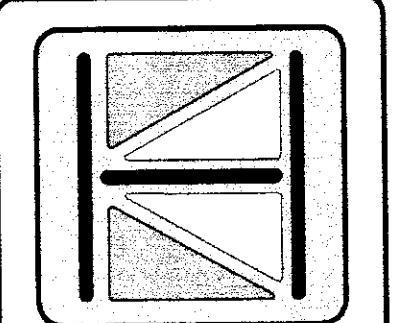
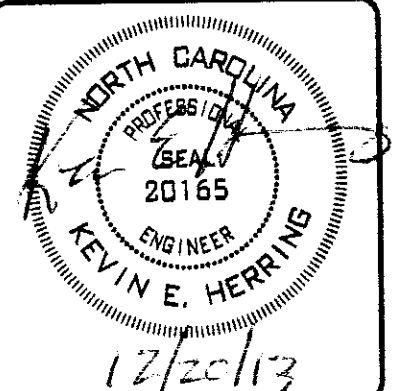
By: Vicky Brooks

Title: Town Clerk

March 2, 9, 2014

CONDITIONAL DISTRICT FOR TONY & KIMBERLY PATTERSON PROPERTY TOWN OF MINERAL SPRINGS

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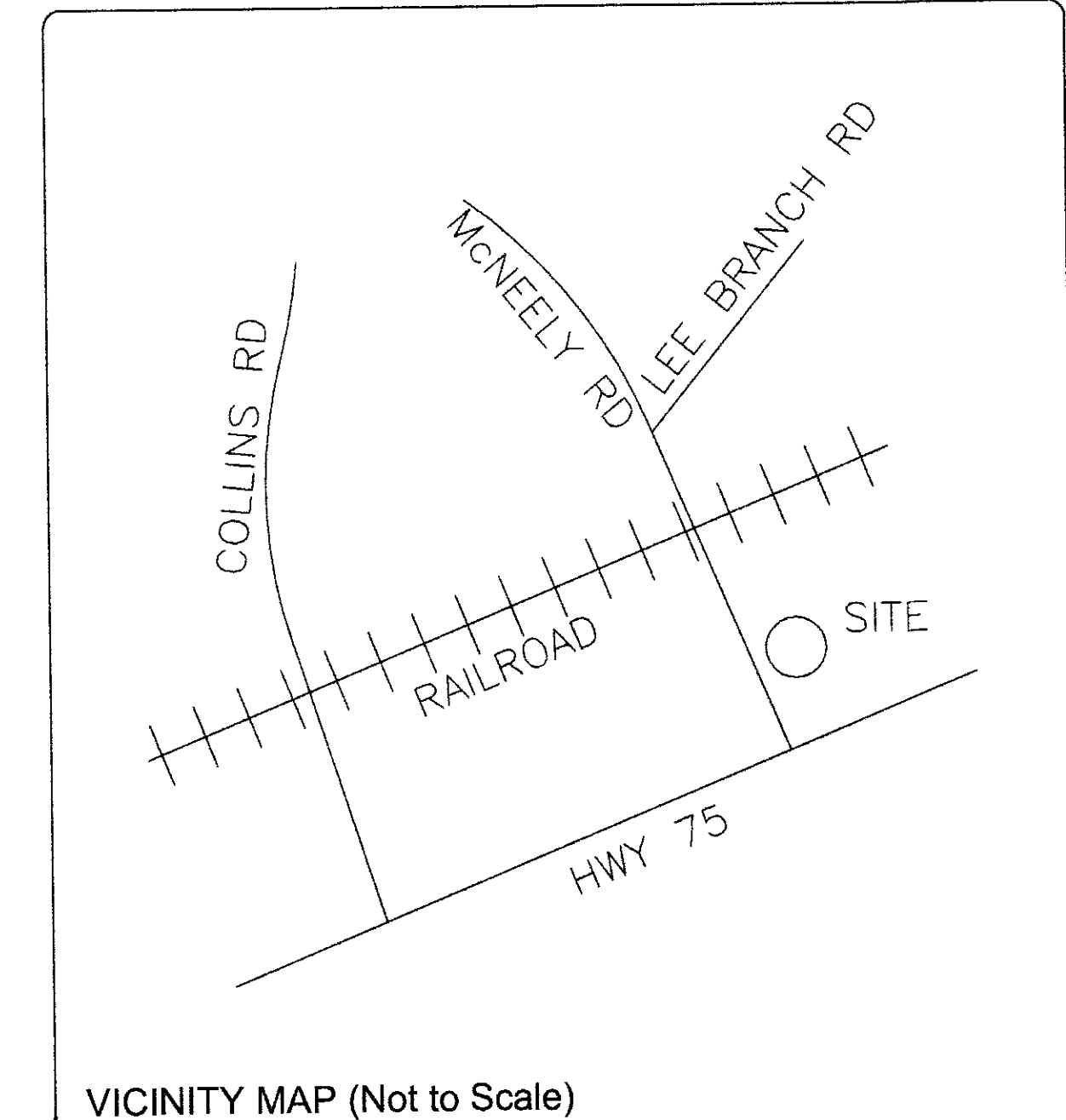


Kevin E. Herring
ENGINEERING

16101 Silver Road
Oakboro, NC 28129
980-621-0935

DATE: 11/13/2013
HORIZ. SCALE = 1" = 30'
VERT. SCALE = N/A
DRAWN BY: keh

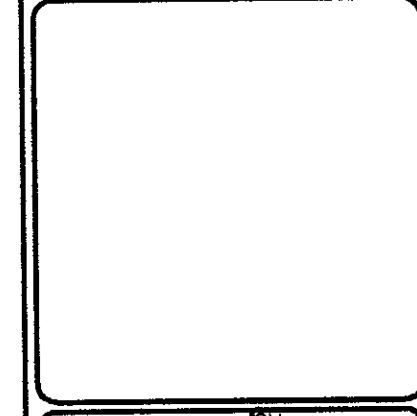
NO.	DATE	REVISION
1	12/20/13	Rev. Landscaping & Ent. Culvert



SHEET INDEX	
SHEET 1:	COVER SHEET
SHEET 2:	SITE PLAN
SHEET 2A:	LANDSCAPING PLAN
SHEET 3:	PHASING PLAN
SHEET 4:	GRADING & EROSION CONTROL
SHEET 5:	PHASE 2 EROSION & DETAILS
SHEET 6:	SITE & EROSION DETAILS
SHEET 7:	STORMWATER MANAGEMENT PLAN
SHEET 8:	STORMWATER DETAILS

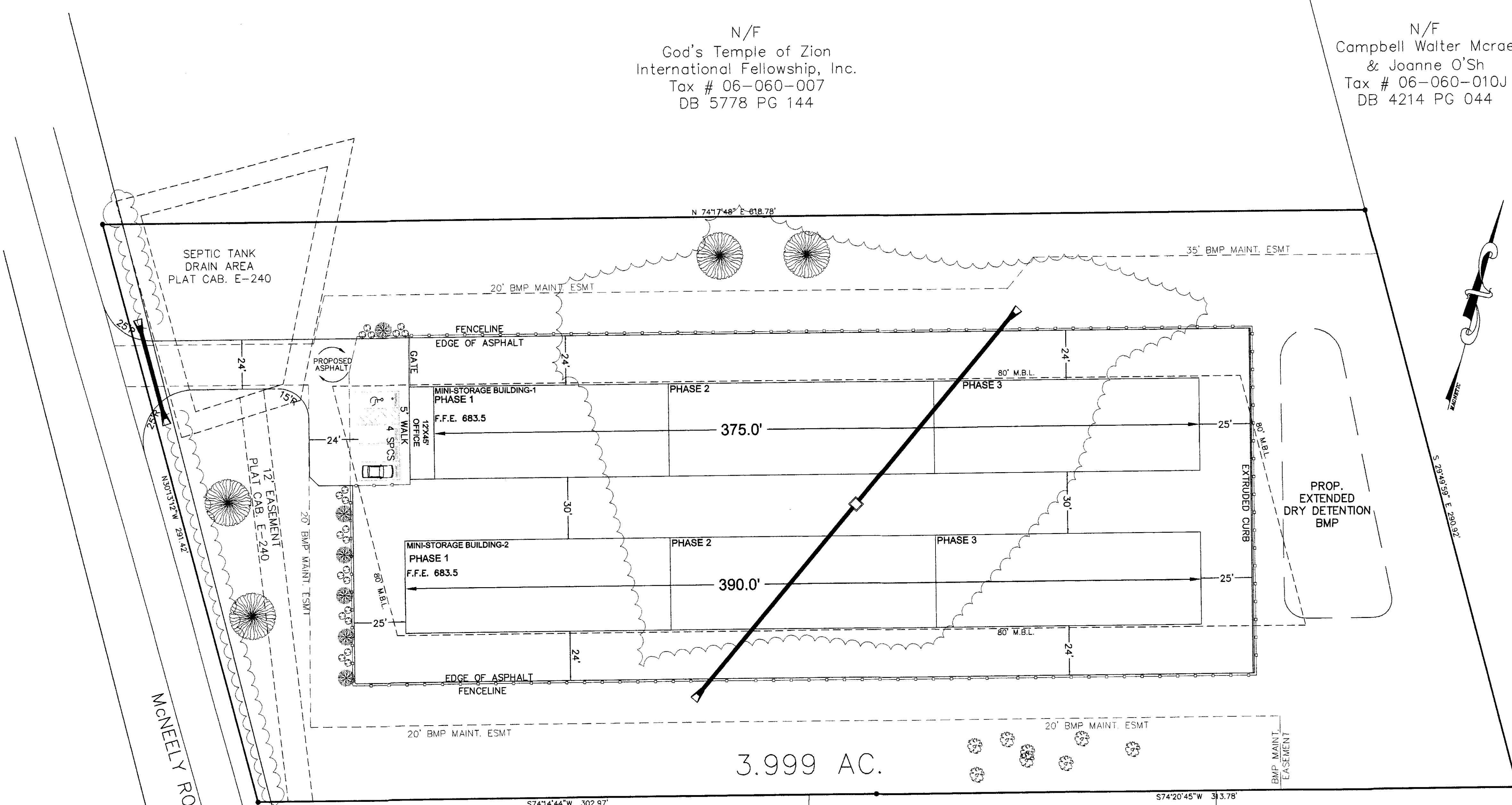
CONDITIONAL DISTRICT FOR
TONY & KIMBERLY PATTERSON PROPERTY
TOWN OF MINERAL SPRINGS

COVER SHEET



N/F
God's Temple of Zion
International Fellowship, Inc.
Tax # 06-060-007
DB 5778 PG 144

N/F
Campbell Walter Mcrae
& Joanne O'Sh
Tax # 06-060-010J
DB 4214 PG 044

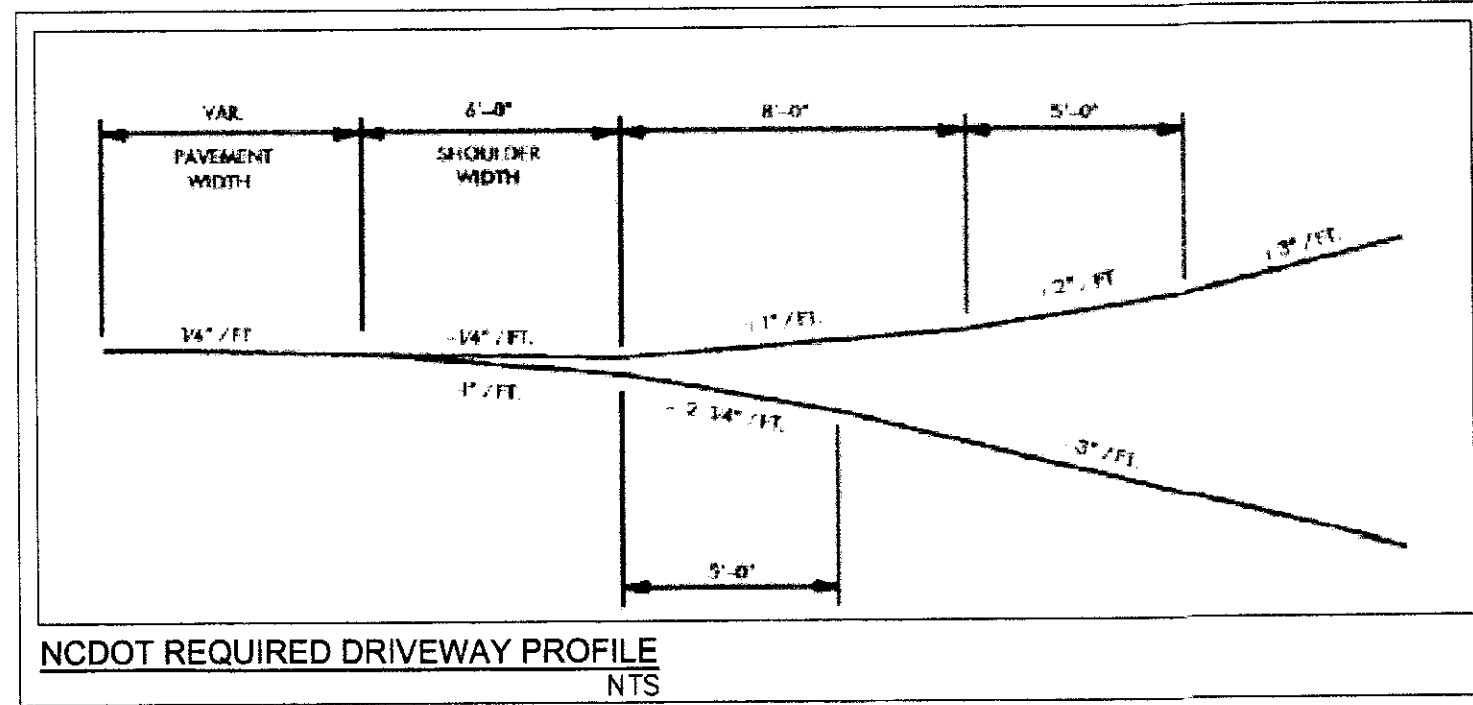


N/F
GCaine Carolyn Dodds
Et Al
Tax # 05-030-001
DB 5124 PG 677

N/F
Tony L. Patterson
& Winston D. Patterson
Tax # 06-060-007F
DB 4147 PG 159

N/F
Calinois, Inc.
Tax # 06-060-007C
DB 5511 PG 371

N/F
James L. & Hazel Eudy
Broome
Tax # 06-060-007G
DB 5739 PG 672



SITE PHASING

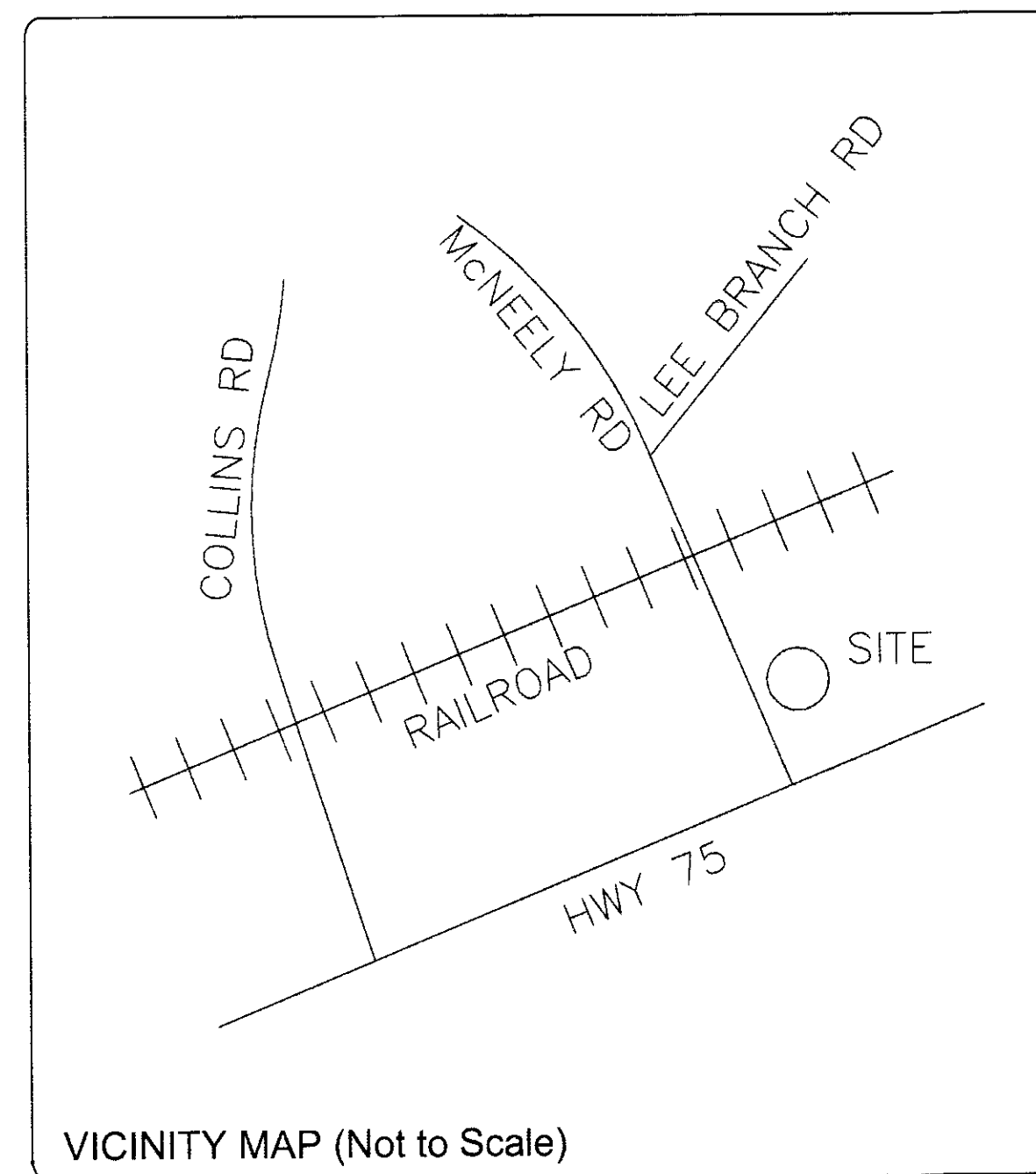
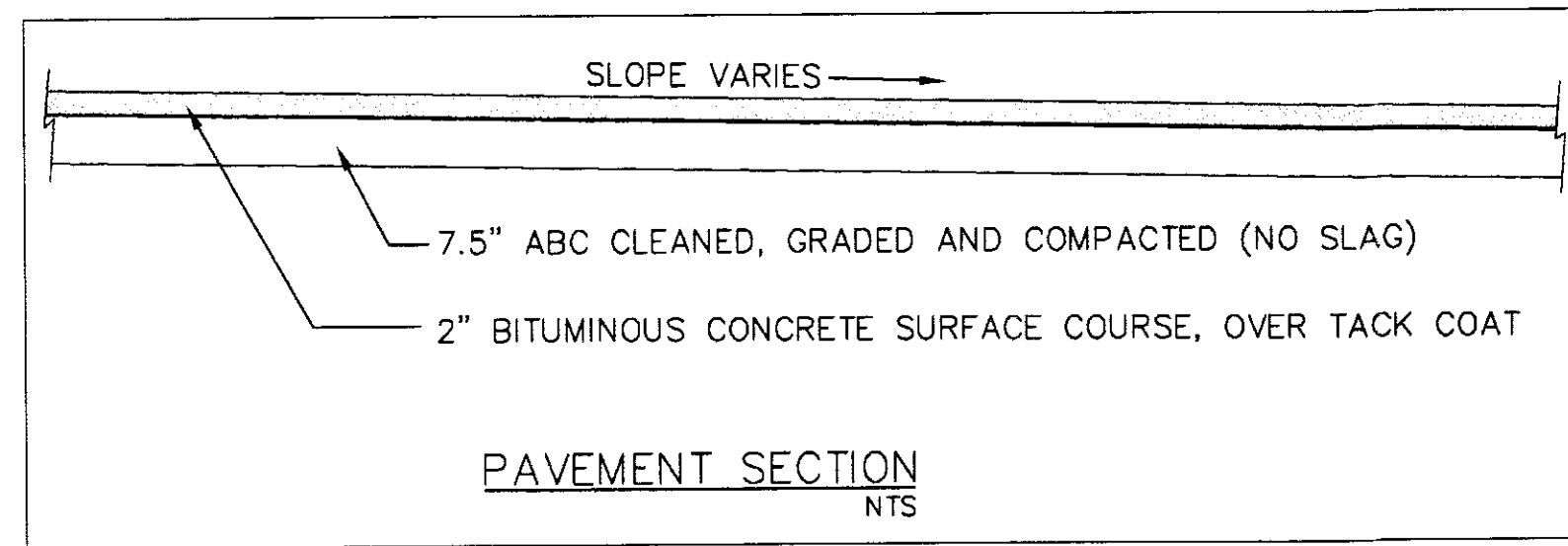
1. Full site grading to be performed during Phase 1 construction.
2. Required Site landscaping, entire fencing perimeter, site drainage, and required Stormwater BMP measures to be installed during Phase 1 construction.
3. Reference Phasing plan for proposed phasing of buildings. Gravel areas shown are for temporary storage and parking. Temporary gravel areas within setbacks are for circulation only. No storage or parking allowed within setbacks.

BUILDING PHASING

PHASE 1 (11,565 SF) 11,025 SF TOTAL STORAGE
 OFFICE AREA: 12' x 45' (540 SF)
 BUILDING 1: 115' x 45' (5,175 SF)
 BUILDING 2: 130' x 45' (5,850 SF)

PHASE 2 (ADD 11,700 SF) 22,725 SF TOTAL STORAGE
 BUILDING 1: 130' x 45' (5,850 SF)
 BUILDING 2: 130' x 45' (5,850 SF)

PHASE 3 (ADD 11,700 SF) 34,425 SF TOTAL STORAGE
 BUILDING 1: 130' x 45' (5,850 SF)
 BUILDING 2: 130' x 45' (5,850 SF)



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NORTH CAROLINA PROFESSIONAL ENGINEER
 20165
KEVIN E. HERRING
 12/20/13

Kevin E. Herring ENGINEERING
 16101 Silver Road
 Oakboro, NC 28129
 980-621-0935

SITE INFORMATION:

DATE: 11/13/2013
 HORIZ. SCALE = 1" = 30'
 VERT. SCALE = N/A
 DRAWN BY: keh

PROPERTY IDENTIFICATION NUMBER: 06-060-007H
 REF: DEED BOOK 5770, PAGE 229

PROPERTY OWNER: TONY LEE PATTERSON
 9024 RICHARDSON KING ROAD
 WAXHAW, NC 28174

TOTAL SITE AREA: 3.99 ac
 ZONING: AR (AGRICULTURAL RESIDENTIAL)

PROPOSED PROJECT

CONDITIONAL REZONING - PATTERSON MINI WAREHOUSE APPLIED ZONING LI
 PROPOSED LAND DISTURBANCE: 130,500 SF (3.00 AC)
 PROP. IMPERVIOUS AREA: 77,615 SF (1.78 ac) 44.7% IMP

OFFICE AREA: 12' x 45' (540 SF)
 BUILDING 1: 375' x 45' (16,875 SF)
 BUILDING 2: 390' x 45' (17,550 SF)
 TOTAL OFFICE AREA: 540 SF
 TOTAL STORAGE AREA: 34,425 SF

PROPOSED PARKING

STANDARD 9'x20' PARKING SPACES: 3
 H/C VAN ACCESSIBLE SPACES: 1
 TOTAL SPACES PROVIDED: 4

LANDSCAPING

LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF MINERAL SPRINGS LANDSCAPE ORDINANCE. (REF. LANDSCAPE PLAN SHEET 2A)

LIGHTING

LIGHTING SHALL NOT BE DIRECTED TOWARD OR SHINE UPON ANY RESIDENTIAL AREAS OR ENDANGER MOTORISTS TRAVELING ON ANY STREET.

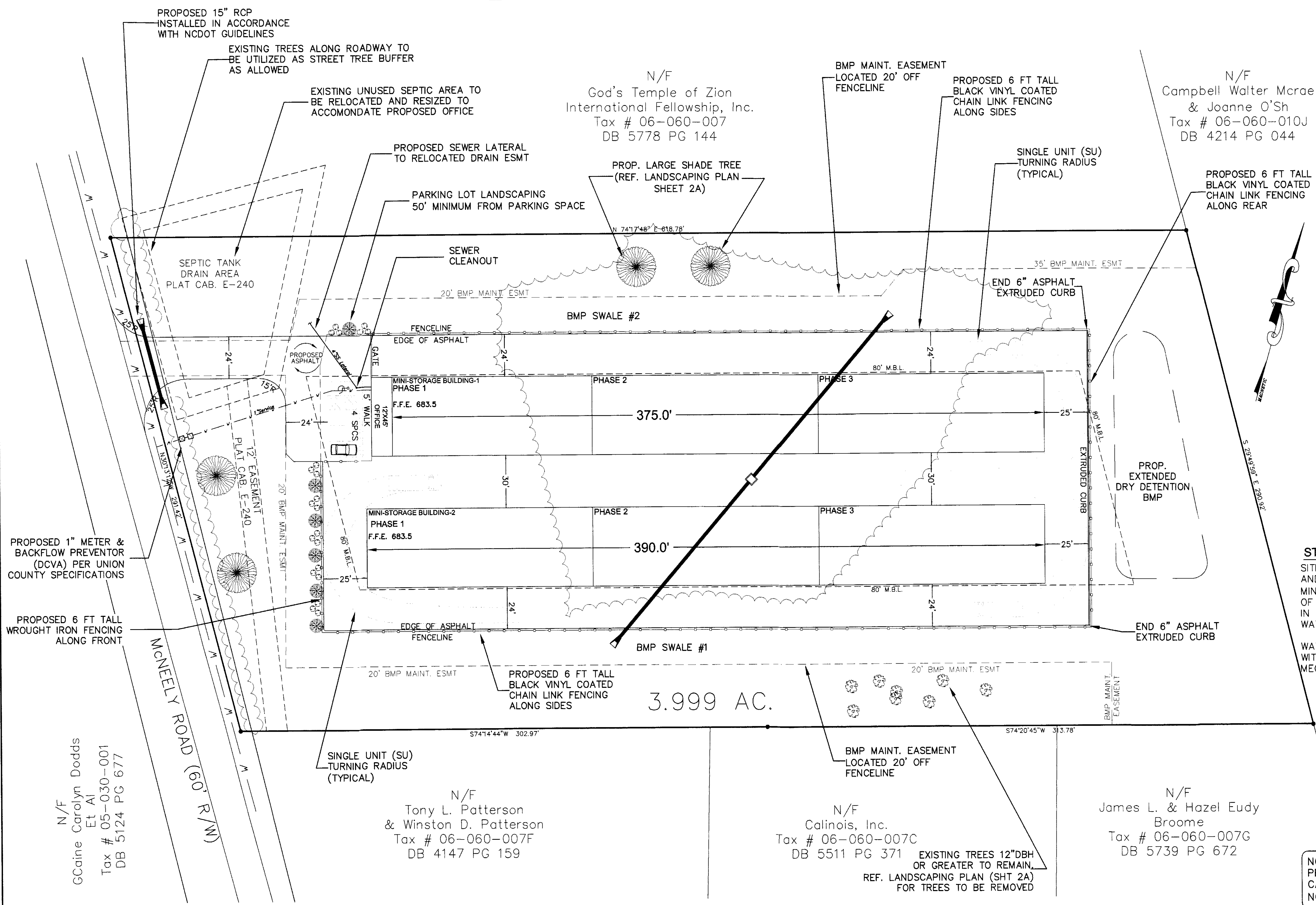
STORMWATER MANAGEMENT

SITE SUBJECT TO POST-DEVELOPMENT STORMWATER WATER QUALITY AND WATER QUANTITY CONTROLS AS SET FORTH IN THE TOWN OF MINERAL SPRING'S ORDINANCES. IT IS PROPOSED THAT A COMBINATION OF BMP SWALES, DRY EXTENDED POND, AND FILTER STRIP DESIGNED IN ACCORDANCE WITH NCDENR GUIDELINES BE UTILIZED TO MEET THE WATER QUALITY REQUIREMENT.

WATER QUANTITY CONTROL SHALL BE DESIGNED IN ACCORDANCE WITH TOWN OF MINERAL SPRINGS REGULATIONS AND CHARLOTTE MECKLENBURG STORMWATER MANUAL.



NOTE: PROPERTY BOUNDARY AND TOPO INFORMATION PROVIDED BY CARROLL L. RUSHING & COMPANY, 103 S. HAYNE ST., MONROE, NC 28112 (704) 289-5747

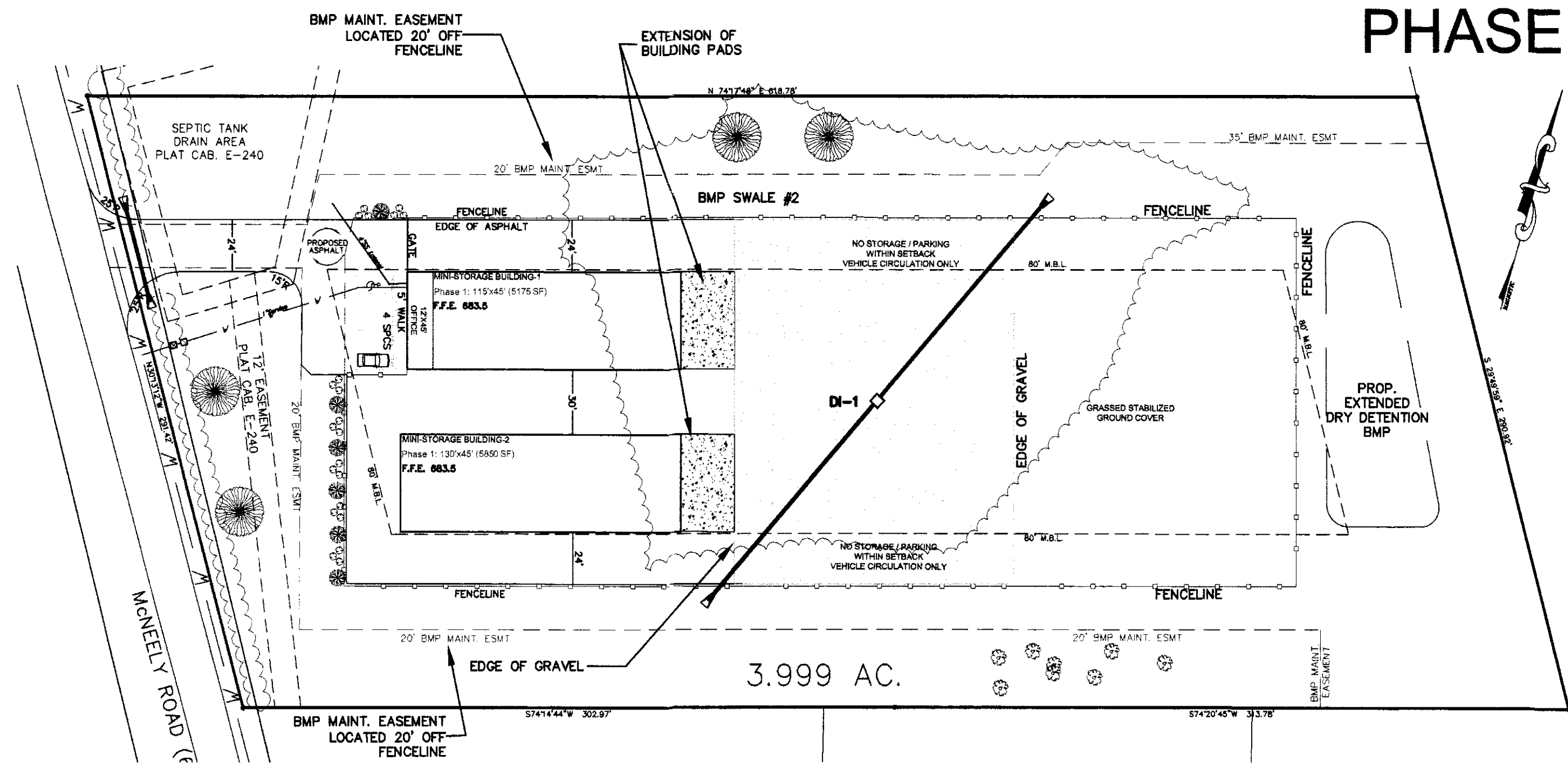


NO.	DATE	REVISION
1	12/20/13	Rev. Landscaping & Ent. Culvert

CONDITIONAL DISTRICT FOR
 TONY & KIMBERLY PATTERSON PROPERTY
 TOWN OF MINERAL SPRINGS

SITE PLAN

PHASE 1



SITE PHASING

1. Full site grading to be performed during Phase 1 construction.
2. Required Site landscaping, entire fencing perimeter, site drainage, and required Stormwater BMP measures to be installed during Phase 1 construction.
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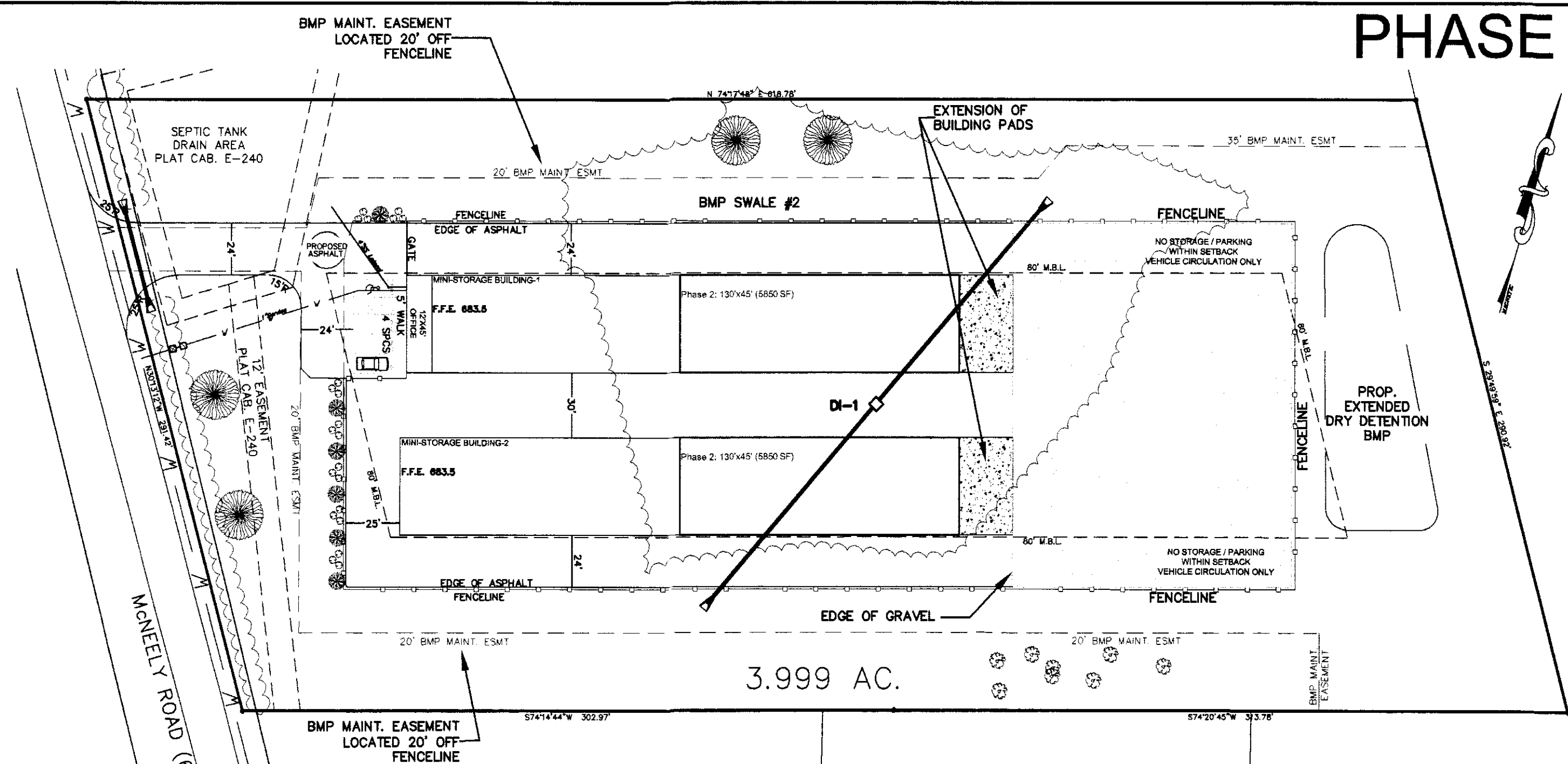
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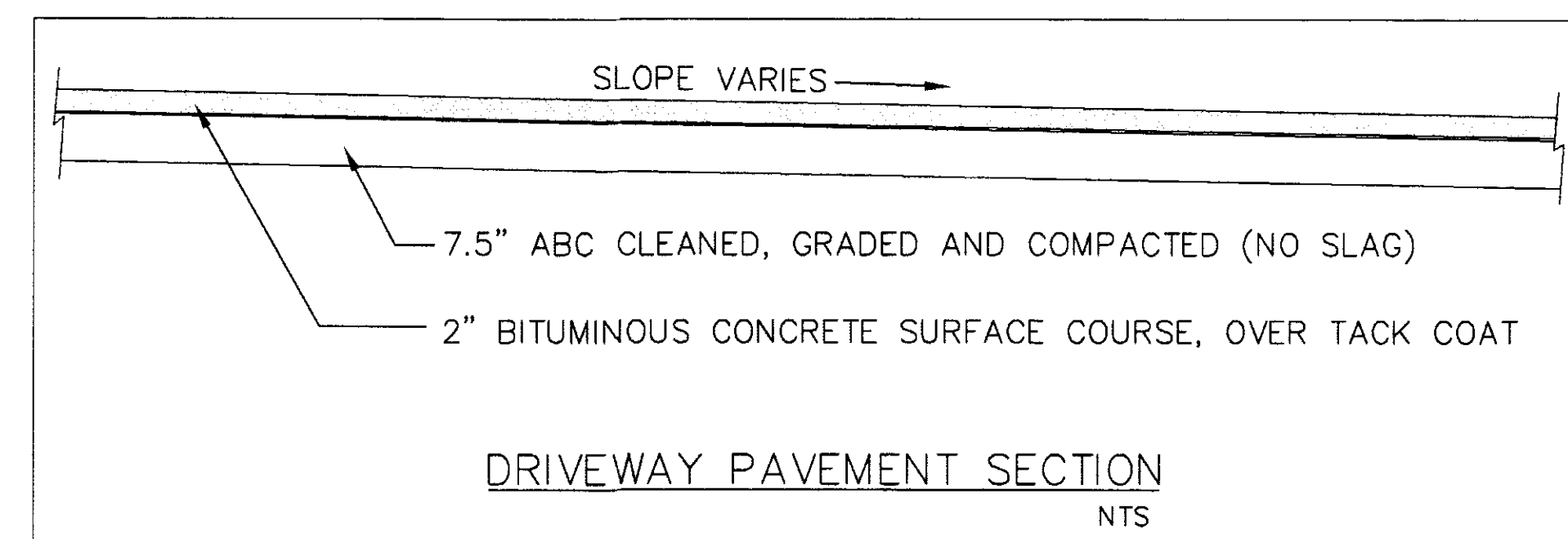
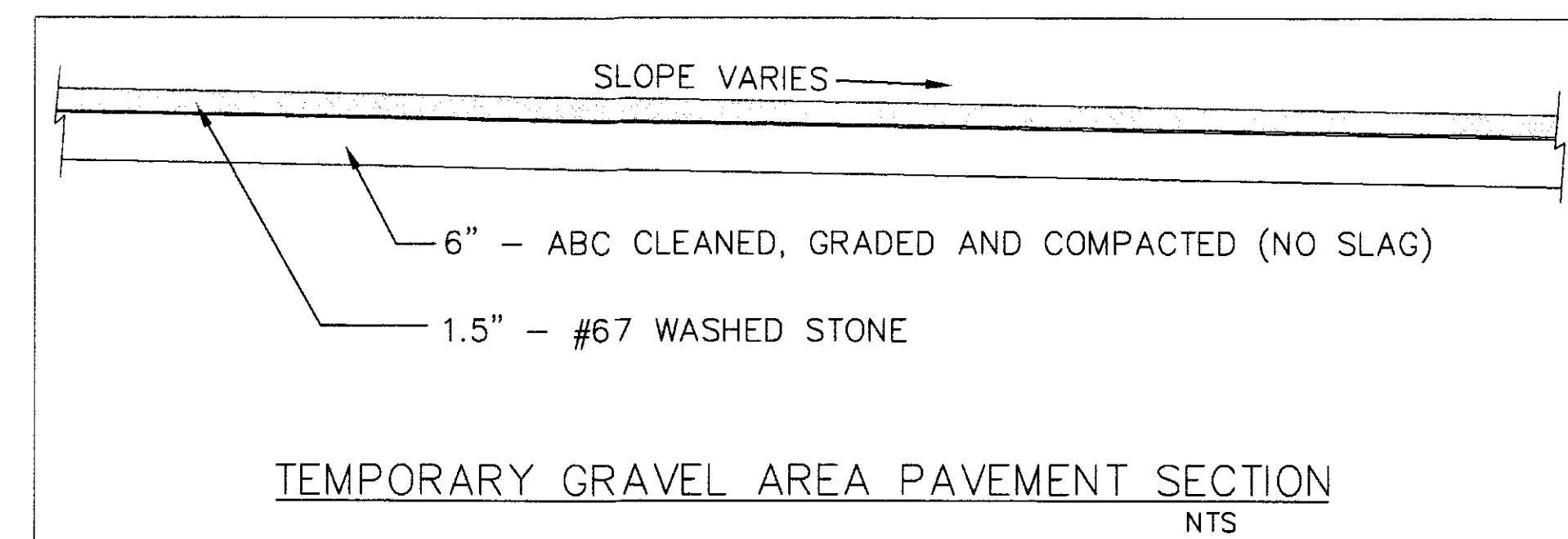
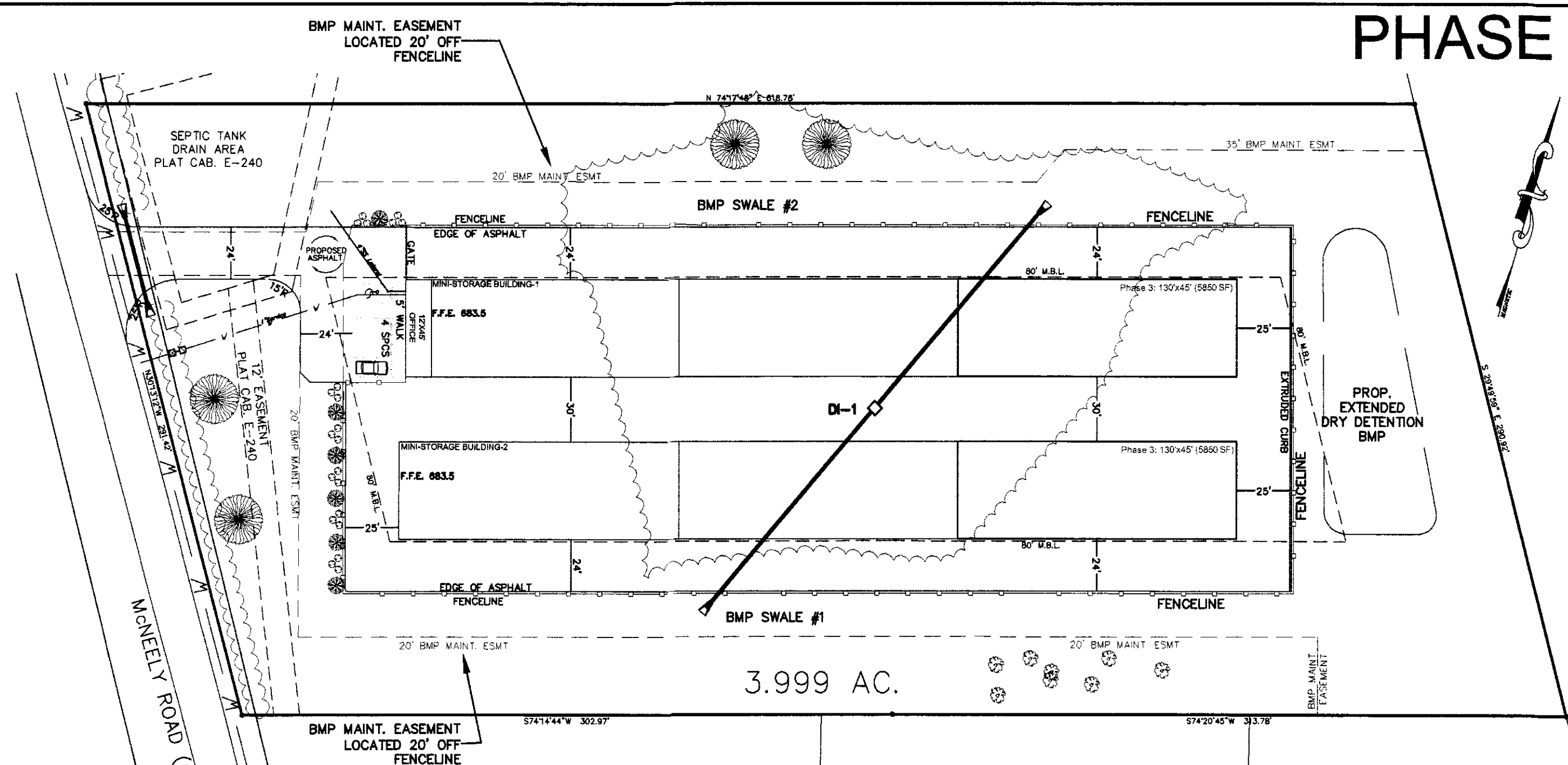
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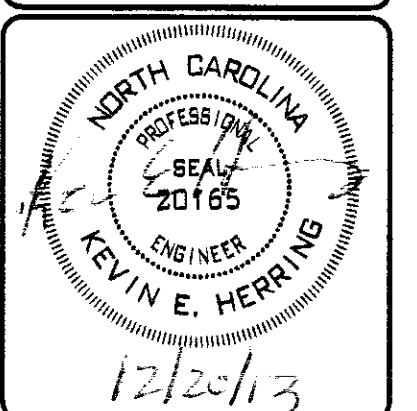
PHASE 2



PHASE 3



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Kevin E. Herring
ENGINEERING
 16101 Silver Road
 Oakboro, NC 28129
 980-621-0935

DATE: 11/13/2013
 HORIZ. SCALE = 1" = 50'
 VERT. SCALE = N/A
 DRAWN BY: keh

NO.	DATE	REVISION
1	12/20/13	Rev. Landscaping

CONDITIONAL DISTRICT FOR
 TONY & KIMBERLY PATTERSON PROPERTY
 TOWN OF MINERAL SPRINGS

PHASING PLAN

CONSTRUCTION SEQUENCE:

1. Obtain plan approval and permits prior to beginning work.
2. Flag the work limits to prevent unnecessary clearing.
3. Hold preconstruction meeting at least one week prior to starting construction.
4. Install temporary silt fence, construct sediment basin then install diversions.
5. Clear and grub area to be graded.
6. Strip and stockpile topsoil for future use.
7. Grade area to proposed grades shown.
8. Provide groundcover in accordance with NPDES Ground Stabilization requirements (Ref. Ground Stabilization Chart).

10. Convert temporary sediment basin to BMP pond after vegetation has been established on upstream disturbed areas. Define BMP Swales per design and provide sufficient channel stabilization as required.
11. Remove all other temporary erosion and sediment control structures after vegetation is established on all disturbed areas.

Site Area Description	Stabilization Time Frame	Stabilization Time Frame Exceptions
Perimeter ditches, swales, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7-days for slopes greater than 50 feet in length.
All other areas incl. slopes flatter than 1:1	14 days	None (except for perimeter and HQW Zones)

* Structures of less than 10' may be approved by the permitting authority based on weather or other site-specific conditions that make compliance impracticable. (Section II.B.2.3)

PROJECT SPECIFIC GROUND COVER REQUIREMENTS

- A. All ditches and swales to have ground cover stabilized within 7 days following any phase of construction.
- B. All cut and fill slopes greater than 10' in length to have ground cover stabilized within 7 days following any phase of construction.
- C. All cut and fill slopes less than 10' in length to have ground cover stabilized within 14 days following any phase of construction.
- D. All other areas to have ground cover stabilized within 14 days following any phase of construction.

9. Permanent groundcover must be established within the proposed ditches and channels. Additional mechanical measures may be required if the vegetative cover cannot be established as proposed.

CONSTRUCTION NOTES:

- 1) Top 8" of subgrade of building pads and pavement areas to be compacted to minimum 100% std. Proctor maximum dry density.
- 2) Subgrade of driveway and parking areas to be proofrolled prior to stone placement.
- 3) ABC stone to be compacted to 100% of std. Proctor.
- 4) Building pad concrete mix and construction shall be in accordance with Union County and Town of Mineral Springs Standards and Specifications.
- 5) Culverts denoted as CMP shall be Aluminized Corrugated Metal Pipe with 2"x1/2" or 2-2/3" x 1/2" corrugations. Minimum gauge shall be 14 Ga. and minimum wall thickness shall be 0.075".
- 6) Culverts denoted as RCP shall be minimum NCDOT approved Class III RCP with tongue and groove or bell and spigot waterproof joints.
- 7) All earth fill to be compacted to minimum 95% of std. Proctor max. dry density.
- 8) Bituminous pavement to be compacted to 92% of lab density as determined by SUPERPAVE Method.
- 9) Traffic control in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) shall be utilized whenever work is being performed within the right of way.
- 10) It is the responsibility of the contractor to locate all utilities prior to beginning construction.

MAINTENANCE PLAN:

NOTE: SITE GRADING TO BE COVERED UNDER GENERAL STORMWATER PERMIT NCG01. COMPLIANCE WITH THIS PERMIT IS REQUIRED IN ADDITION TO THE FOLLOWING MAINTENANCE PLAN REQUIREMENTS.

- The following maintenance plan shall be followed until the site is completely stabilized after construction. During construction the Contractor shall be responsible for inspection and maintenance of all erosion and sediment control structures.
1. All erosion control measures shall be checked for stability and operation following any rainfall producing runoff and at least once every week. Any needed repairs shall be made immediately so that all erosion control measures are maintained as designed.
 2. The sediment traps shall be cleaned out when the level of sediment reaches the mid-depth point below the weir elevation. Washed stone shall be cleaned or replaced when the sediment pool no longer drains properly.
 3. All seeded areas will be fertilized, reseeded as necessary, and mulched in accordance with the seeding specifications in order to maintain a dense vegetative cover.
 4. Sediment deposits shall be removed from sediment fence after each storm event or sediment fence should be replaced. They must be removed when deposits reach approx. half the height of the barrier. Any sediment deposits remaining in place after the sediment fence is removed shall be dressed to conform to the existing grade, prepared and seeded.
 5. Inspect check dams and channels for damage after each storm event. Remove sediment accumulated behind the dams as needed to prevent damage to channel vegetation. Add stones to dams as needed to maintain design height and cross section.

NARRATIVE:

Proposed project is a mini warehouse storage facility off McNeely Road (SR 1325) in Town of Mineral Springs, Union County NC.

The scope of work includes clearing and grubbing, grading for driveway, parking area, and building pads, installation of temporary sediment basin, silt fencing, stone, and pavement.

The total disturbed acreage for this project is 3.00 acres.

Based on the Union County Soil Survey Map and USDA Web Soil Survey data the area soils generally classify as TbB2 (Tatum), a gravelly loam, indicative of a hydraulic group B.

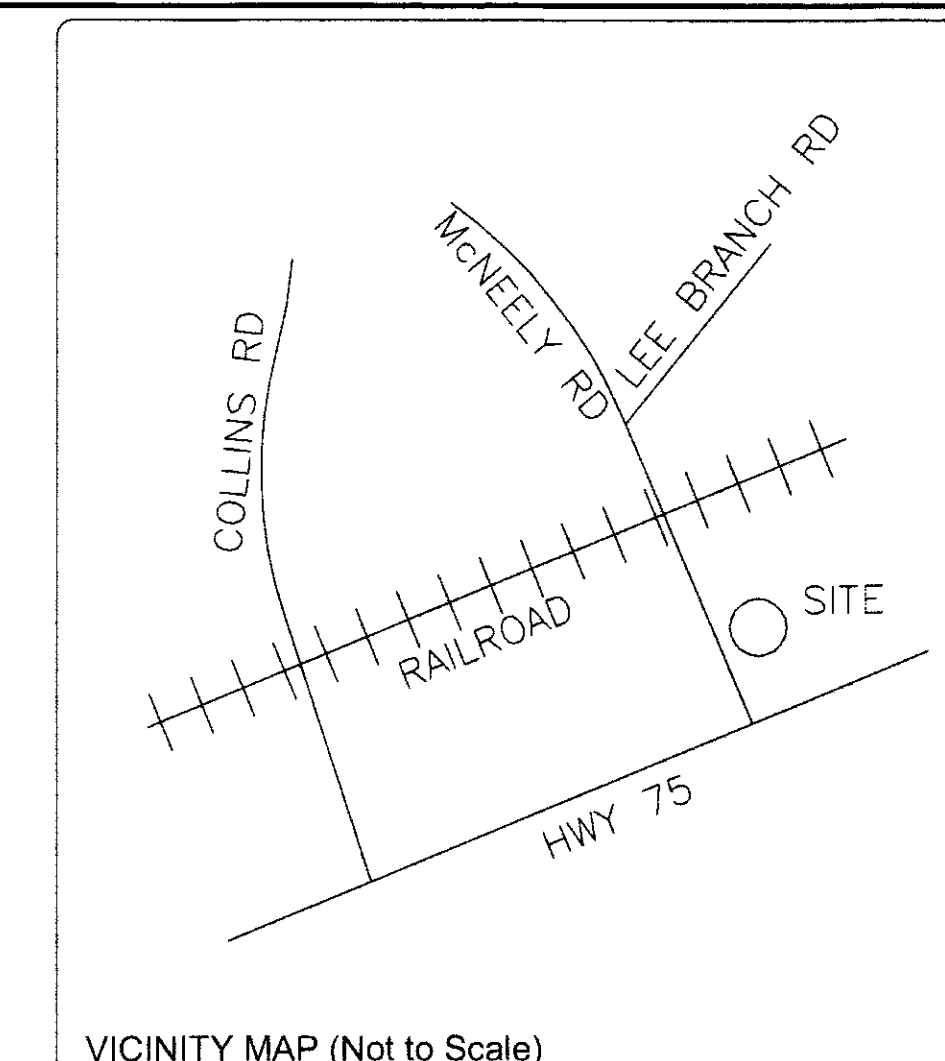
EROSION CONTROL PHASING:

Reference Phasing Plan (Sheet 3) for description of proposed phasing.

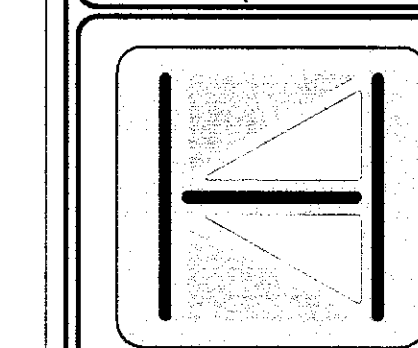
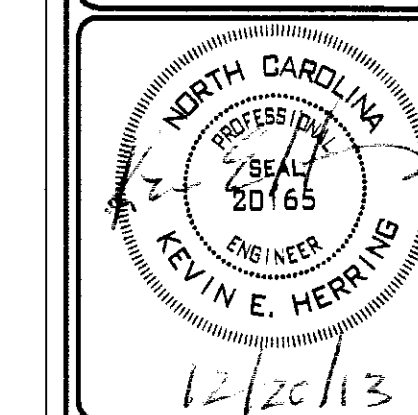
Site to be fully graded and stabilized during Phase 1 construction (3.00 ac disturbed).

Stabilized ground cover to be removed and stone base installed during Phase 2 construction. Reference Sheet 5. (0.50 ac disturbed).

Asphalt and buildings installed on previously installed stone base during Phase 3 construction. (0.0 ac disturbed).



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Kevin E. Herring
ENGINEERING

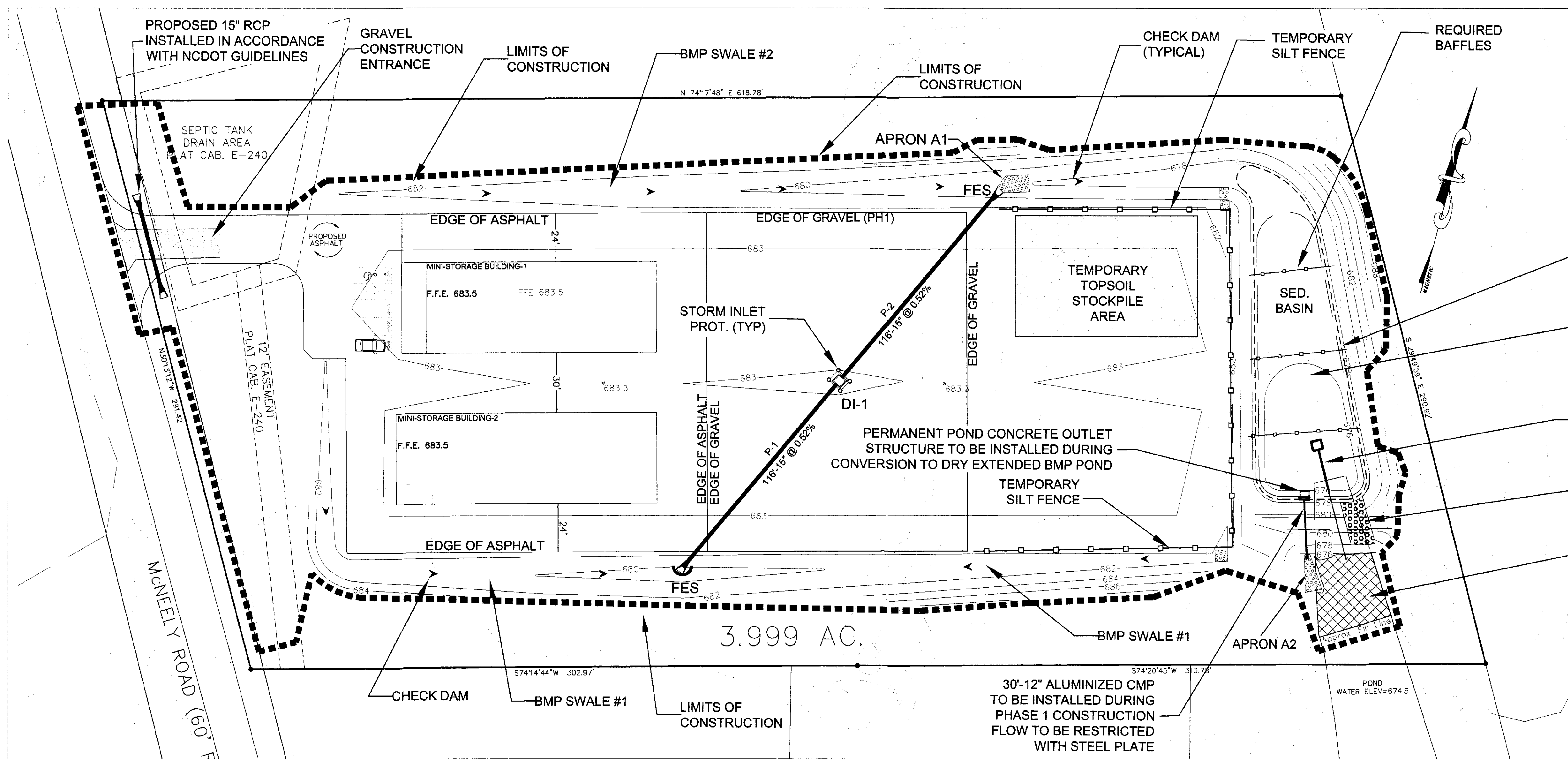
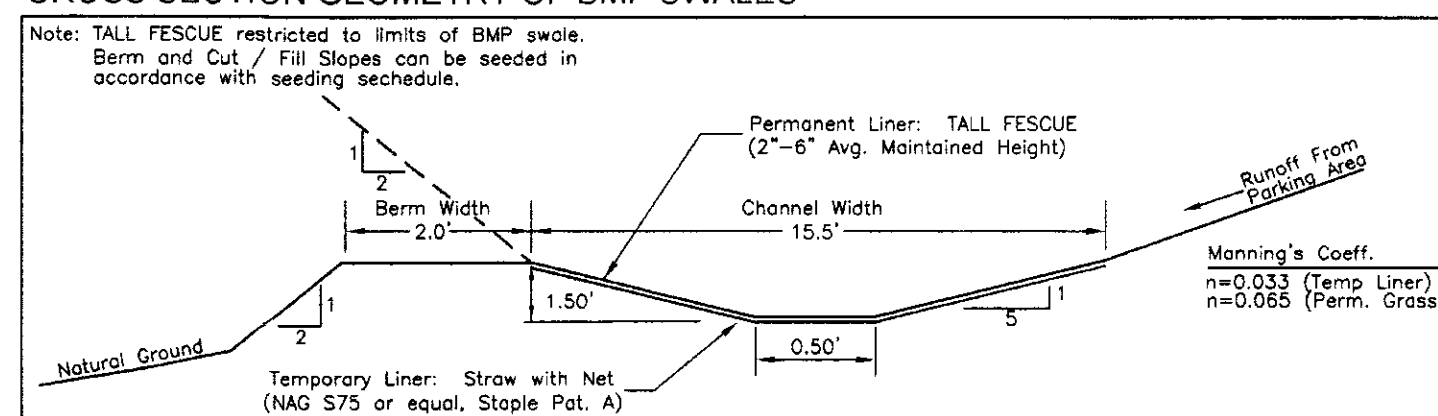
16101 Silver Road
Oakboro, NC 28129
980-621-0935

DATE: 11/13/2013
HORIZ. SCALE = 1" = 30'
VERT. SCALE = N/A
DRAWN BY: keh

STORMDRAIN SCHEDULE:

Pipe	Up Node	Down Node	Length (ft)	Slope (ft/ft)	Size	Type	Manning's n	Up Invert Elev (ft)	Dn Invert Elev (ft)	Up TOP/Rim Elev (ft)
P-1	FES	DI-1	116	0.0052	15 inch	RCP	0.013	679.30	678.70	N/A
P-2	DI-1	FES	116	0.0052	15 inch	RCP	0.013	678.70	678.10	682.5
Entrance	FES	FES	40	As Req'd	15 inch	RCP	0.013	As Req'd	As Req'd	N/A

CROSS SECTION GEOMETRY OF BMP SWALES



LEGEND

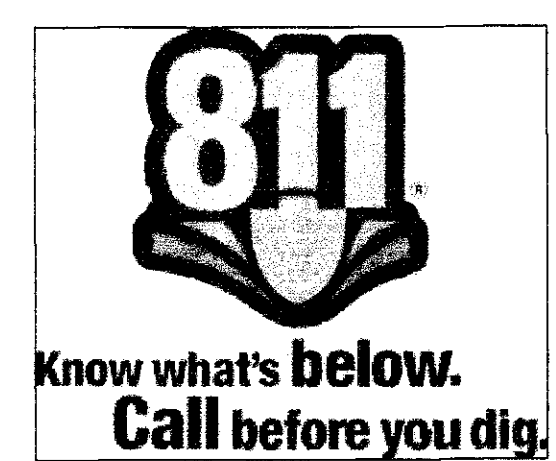
- R/W = Right-of-way
- UP = Utility Pole
- RCP = Reinforced Concrete Pipe
- A = Riprap Outlet Protection Apron
- FES = Flared End Section
- = Existing Grade Contour
- - - = Proposed Finished Contour
- TD = Temporary Diversion
- FF = Fire Hydrant
- = Pipe Inlet Protection Apron
- CD = Check Dam
- SB = Temporary Skimmer Basin
- TSF = Temporary Silt Fence
- LC = Limits of Construction

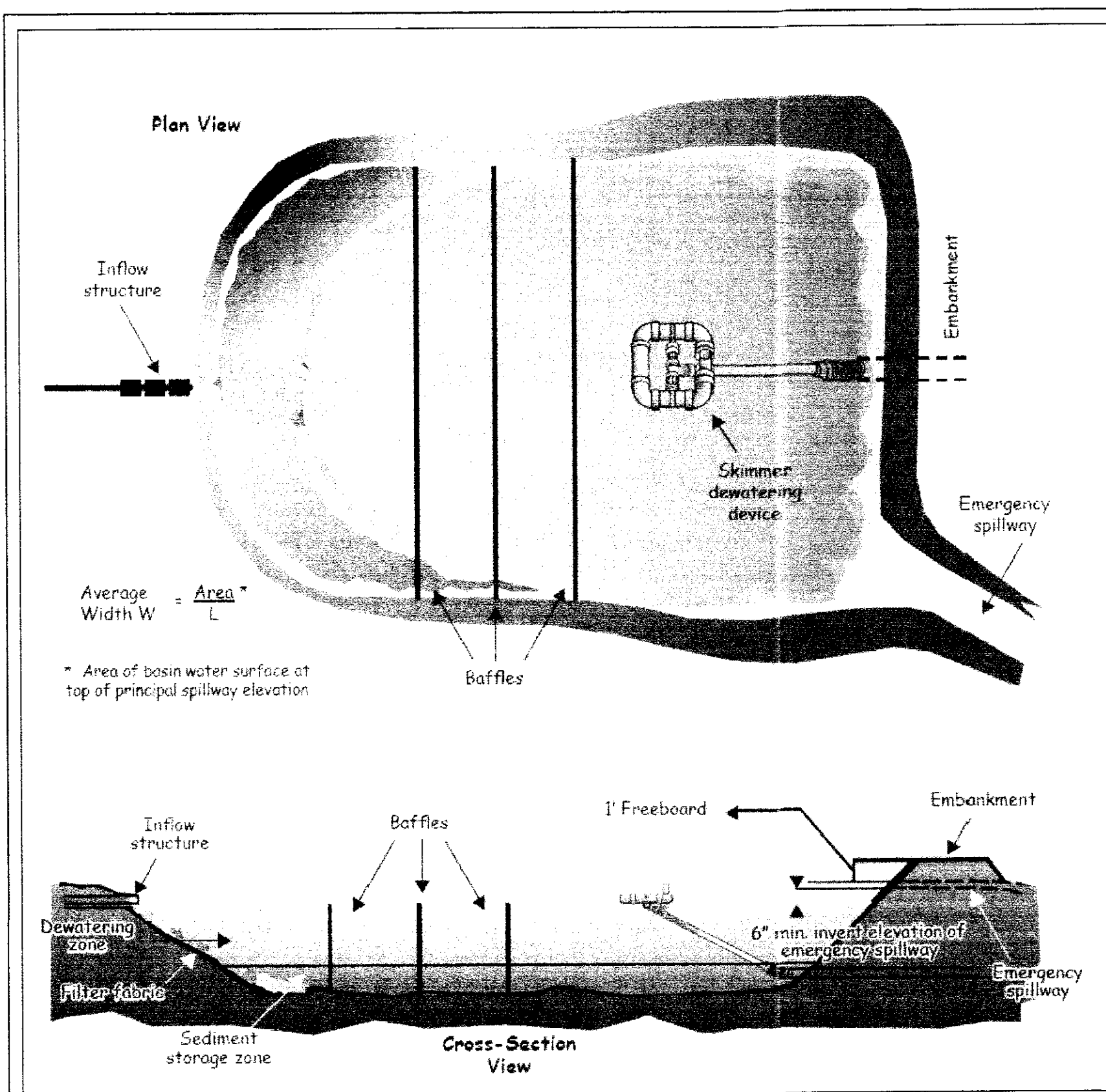
- SKIMMER CREST ELEV 677.5
- TEMPORARY SKIMMER SEDIMENT BASIN (SB1)
BOTTOM ELEV: 675.5
SKIMMER CREST: 677.5 (6760 sf)
EMER. SPILLWAY EL: 678.0 (7830 sf)
TOP OF DAM ELEV: 680.0
- SKIMMER TO BE ATTACHED TO FINAL POND'S 6" PVC WATER QUALITY OUTLET. 2.5 inch "FAIRCLOTH" SKIMMER (With 2.5" head) OR EQUAL REQUIRED. (1.9" ORIFICE) SKIMMER OUTLET-4" SCH 40 PVC
- 12' WIDE TEMPORARY EMERGENCY SPILLWAY FOR SEDIMENT BASIN
- EXISTING SEDIMENT POND TO BE FILLED, COMPACTED, & STABILIZED

NO.	DATE	REVISION:
1	12/20/13	Rev. Entrance Culvert

CONDITIONAL DISTRICT FOR
TONY & KIMBERLY PATTERSON PROPERTY
TOWN OF MINERAL SPRINGS

GRADING AND EROSION CONTROL
PLAN

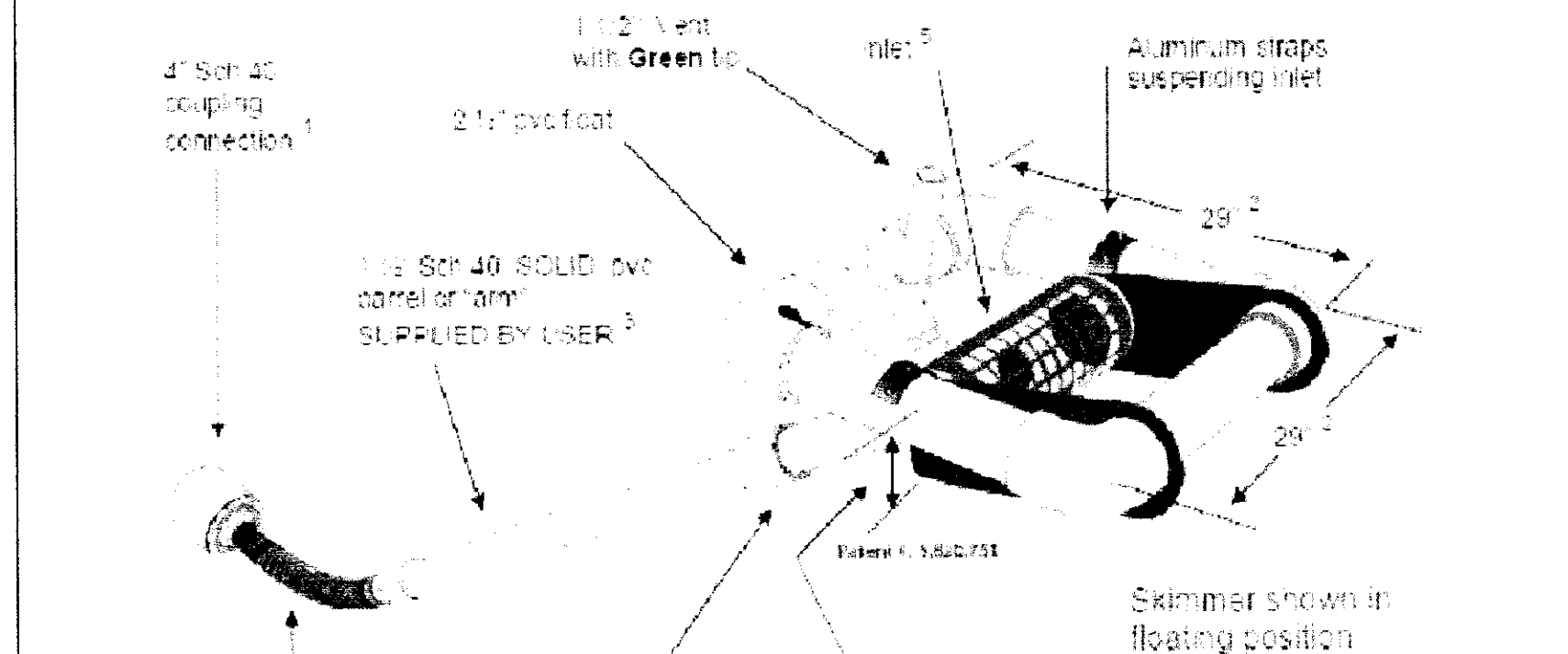




CONSTRUCTION SPECIFICATIONS

1. Clear, grub, and strip the area under the embankment of all vegetation and root mat. Remove all surface soil containing high amounts of organic matter and stockpile or dispose of it properly. Haul all objectionable material to the designated disposal area. Place temporary sediment control measures below basin as needed.
2. Ensure that fill material for the embankment is free of roots, woody vegetation, organic matter, and other objectionable material. Place the fill in lifts not to exceed 9 inches, and machine compact. Overfill the embankment 6 inches to allow for settlement.
3. Shape the basin to the specified dimensions. Prevent the skimming device from settling into the mud by excavating a shallow pit under the skimmer or providing a low support under the skimmer of stone or timber.
4. Place the barrel (typically 4-inch Schedule 40 PVC pipe) on a firm, smooth foundation of impervious soil. Do not use porous material such as sand, gravel, or crushed stone as backfill around the pipe. Place the fill material around the pipe spillway in 4-inch layers and compact it under and around the pipe to at least the same density as the adjacent embankment. Care must be taken not to raise the pipe from the firm contact with its foundation when compacting under the pipe haunches.
5. Assemble the skimmer following the manufacturer's instructions, or as designed.
6. Lay the assembled skimmer on the bottom of the basin with the flexible joint at the inlet of the barrel pipe. Attach the flexible joint to the barrel pipe and position the skimmer over the excavated pit or support. Be sure to attach a rope to the skimmer and anchor it to the side of the basin. This will be used to pull the skimmer to the side for maintenance.
7. Earthen spillways—Install the spillway in undisturbed soil to the greatest extent possible. The achievement of planned elevations, grade, design width, and entrance and exit channel slopes are critical to the successful operation of the spillway. The spillway should be lined with laminated plastic or impermeable geotextile fabric. The fabric must be wide and long enough to cover the bottom and sides and extend onto the top of the dam for anchoring in a trench. The edges may be secured with 8-inch staples or pins. The fabric must be long enough to extend down the slope and exit onto stable ground. The width of the fabric must be one piece, not jointed or spliced, otherwise water can get under the fabric. If the length of the fabric is insufficient for the entire length of the spillway, multiple sections, spanning the complete width, may be used. The upper sections should overlap the lower sections so that water cannot flow under the fabric. Secure the upper edge and sides of the fabric in a trench with staples or pins. (Adapted from "A Manual for Designing, Installing and Maintaining Skimmer Sediment Basins," February, 1999, J. W. Faircloth & Son.)
8. Inlets—Discharge water into the basin in a manner to prevent erosion. Use temporary slope drains or diversions with outlet protection to divert sediment-laden water to the upper end of the pool area to improve basin trap efficiency. (References: *Rough Control Measures and Outlet Protection*.)
9. Erosion control—Construct the structure so that the disturbed area is minimized. Divert surface water away from bare areas. Complete the embankment before the area is cleared. Stabilize the emergency spillway embankment and all other disturbed areas above the crest of the principal spillway immediately after construction. (Reference: *Surface Stabilization*.)
10. Install porous baffles as specified in Practice 6.65, *Porous Baffles*.
11. After all the sediment-producing areas have been permanently stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly. (Reference: *Surface Stabilization*.)

2.5' Faircloth Skimmer[®] Surface Drain Cut Sheet
 J. W. Faircloth & Son, Inc.
 www.FairclothSkimmer.com



1. Skimmer can be attached to a straight 4" sch 40 pipe through the dam but the pipe may need to be anchored to the bottom at the connection so it is secure. Coupling can be removed and hose attached to inlet using the threaded 2" fitting. Typical methods used: on a metal structure a steel stubout welded on the side at the bottom with a 2" threaded coupling or reducer; on a concrete structure with a hole or orifice at the bottom, use a steel plate with a hole cut in it and coupling welded to it that will fit over the hole in the concrete and bolted to the structure with sealant; grout a 4" PVC pipe in a hole in the concrete to connect the skimmer.
2. Dimensions are approximate, not intended as plans for construction.
3. Barrel (solid, not foam core pipe) should be 1.4 times the depth of water with a minimum length of 3' so the inlet can be pulled to the side for maintenance. If more than 8' long weight may have to be added to inlet to counter the increased buoyancy.
4. Inlet tapers down from 2 1/2" maximum inlet to a 1 1/2" barrel and nose. Barrel is smaller to reduce buoyancy and tendency to lift inlet but is sufficient for flow through inlet because of slope. This inlet orifice can be reduced using the plug and cutter provided to control the outflow rate.
5. Inlet is 5" pipe between the straps with aluminum screen door for access to the 2 1/2" inlet and orifice inside.
6. Capacity: 6,234 cubic feet per day maximum with 2 1/2" inlet and 2.5" head. Inlet can be reduced by installing a smaller orifice using the plug and cutter provided to adjust flow rate for the particular basin volume and draw-down time required.
7. Shipped assembled. User plugs inlet extension and barrel, installs vent, cuts orifice in plug and attaches to outlet pipe of structure. Includes flexible hose, rope, orifice cutter, etc.

DATA BLOCK						
Basin No.	Dimensions at Emer. Spillway	Basin Volume	Skimmer Size	Skimmer Head	Orifice Diameter	Dewatering Time
Skim. Basin	42' x 171' x 2.5'	10,816cf	2.5"	2.5"	1.9"	3.0 Days

MAINTENANCE

Inspect skimmer sediment basins at least weekly and after each significant (one-half inch or greater) rainfall event and repair immediately. Remove sediment and restore the basin to its original dimensions when sediment accumulates to one-half the height of the first baffle. Pull the skimmer to one side so that the sediment underneath it can be excavated. Excavate the sediment from the entire basin, not just around the skimmer or the first cell. Make sure vegetation growing in the bottom of the basin does not hold down the skimmer.

Repair the baffles if they are damaged. Re-anchor the baffles if water is flowing underneath or around them.

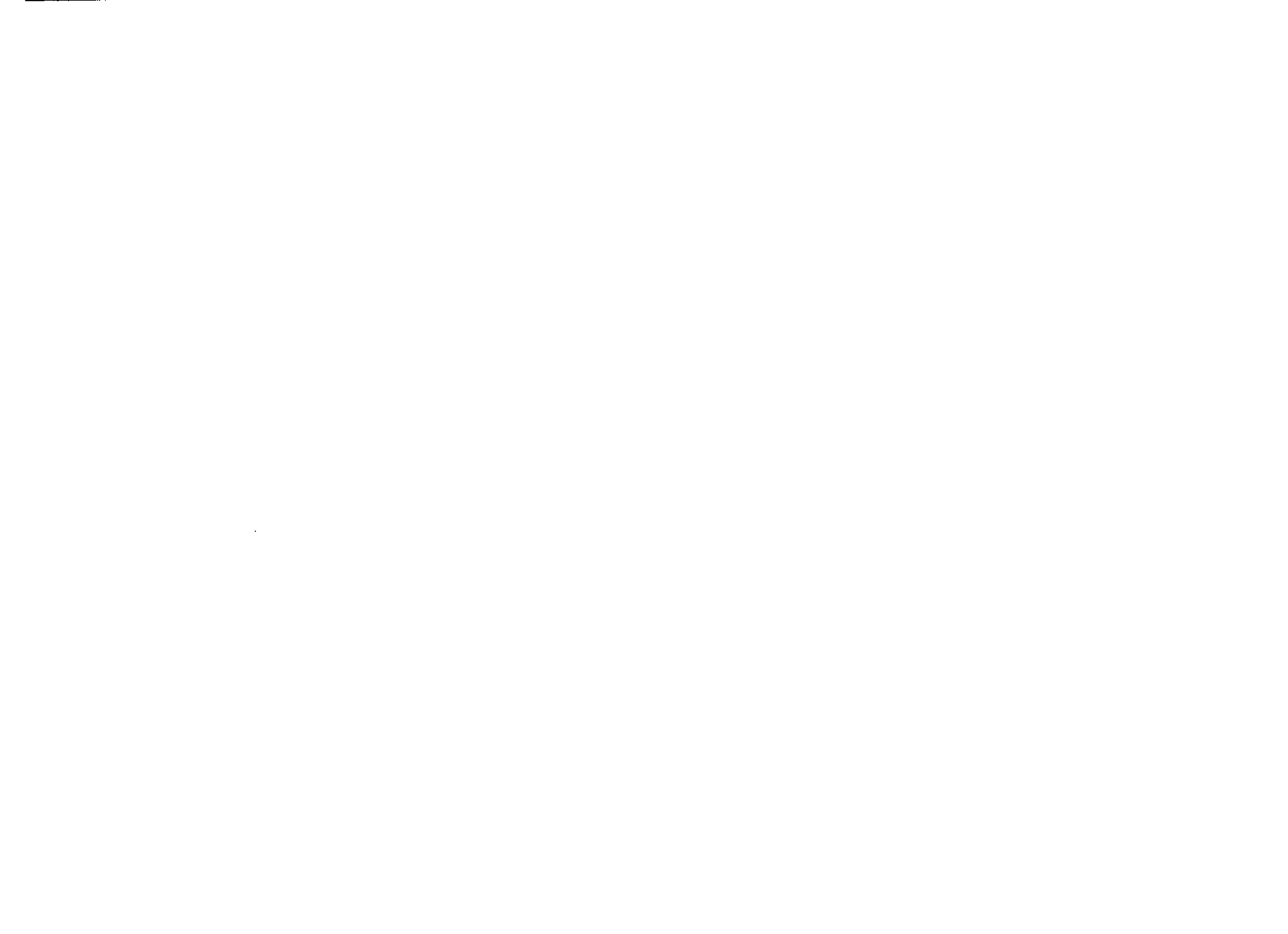
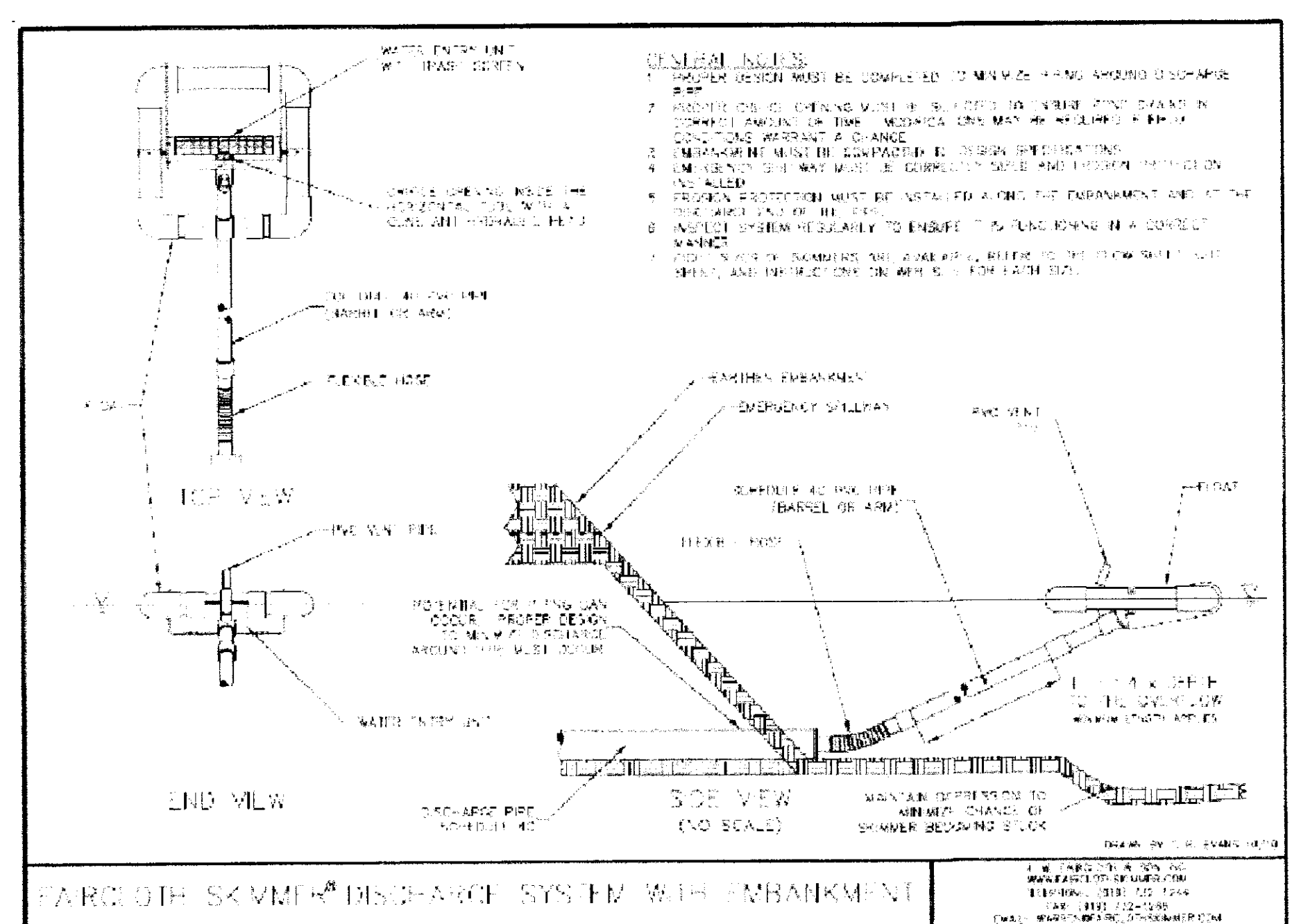
If the skimmer is clogged with trash and there is water in the basin, usually jerking on the rope will make the skimmer bob up and down and dislodge the debris and restore flow. If this does not work, pull the skimmer over to the side of the basin and remove the debris. Also check the orifice inside the skimmer to see if it is clogged; if so remove the debris.

If the skimmer arm or barrel pipe is clogged, the orifice can be removed and the obstruction cleared with a plumber's snake or by flushing with water. Be sure and replace the orifice before repositioning the skimmer.

Check the fabric lined spillway for damage and make any required repairs with fabric that spans the full width of the spillway. Check the embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Make all necessary repairs immediately. Remove all trash and other debris from the skimmer and pool areas.

Freezing weather can result in ice forming in the basin. Some special precautions should be taken in the winter to prevent the skimmer from plugging with ice.

TEMPORARY SKIMMER SEDIMENT BASIN

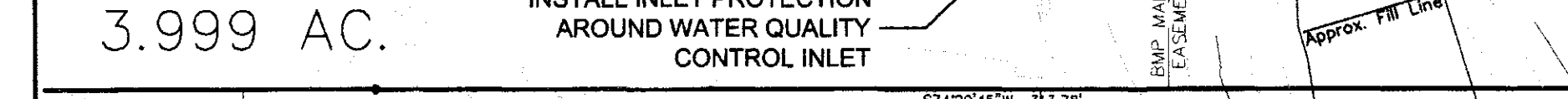


PHASE 2 CONSTRUCTION NOTES:

- 1) Site fully graded and stabilized during Phase 1. Phase 2 to cover installation of stone base for future Phase 3. Phase 2 land disturbance limited to 0.50ac.
- 2) Top 8" of subgrade of pavement areas to be compacted to minimum 100% std. Proctor maximum dry density.
- 3) Subgrade of parking area to be proofrolled prior to stone placement.
- 4) ABC stone to be compacted to 100% of std. Proctor.
- 5) Apply remainder of asphalt paving during Phase 3 on stone base installed during Phase 2. No land disturbance during Phase 3.

CONSTRUCTION SEQUENCE:

1. Install temporary silt fence and inlet protection around water quality orifice.
2. Strip topsoil.
3. Fine grade area as required.
4. Install gravel paving.



SEEDING MIXTURE RATE (lb/acre)
 Species 200 (4-5/1,000ft²)
 Tall Fescue

NURSE PLANTS
 Between May 1 and Aug. 15, add 10 lb/acre Sudangrass or 10 lb/acre German millet. Prior to May 1 or after Aug. 15 add 40 lb/acre rye (grain).

SEEDING DATES
 Best: August 25 - October
 Possible: February - April 15

Avoid seeding from Nov. to Jan. If seeding must be done at this time, add 40lb/acre rye grain and use a channel lining that offers maximum protection.

SOIL AMENDMENTS
 Apply lime and fertilizer according to soil tests, or apply 4,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10-10-10 fertilizer. Operate tillage equipment across the waterway.

MULCH
 Use jute, excelsior matting, or other effective channel lining material to cover the bottom of channels and ditches, and slope securely. The lining should extend above the highest calculated depth of flow. On channel side slopes above this height, and in drainages not requiring temporary linings, apply 4,000 lb/acre grain straw and anchor straw by stapling netting over the top.

Mulch and anchoring materials must not be allowed to wash down slopes where they can clog drainage devices.

MAINTENANCE
 Inspect and repair mulch frequently. Refertilize in late winter of the following year; use soil tests or apply 150 lb/acre 10-10-10. Mow regularly to a height of 2-4 inches.

Refer to Appendix 8.02 for botanical names.

GRASS-LINED DITCH SEEDING SPECIFICATIONS

SEEDING MIXTURE RATE (lb/acre)
 Tall Fescue 80
 Sericeo Lespedeza 20
 Kobe Lespedeza 10

SEEDING NOTES
 After Aug. 15 use unscarified sericeo seed. Where periodic mowing is planned or a neat appearance is desired, omit sericeo and increase Kobe lespedeza to 40 lb/acre. To extend spring seeding dates into June, add 15 lb/acre hulled Bernsodgrass. However, after mid-Apr. it is preferable to seed temporary cover.

NURSE PLANTS
 Between May 1 and Aug. 15, add 10 lb/acre German millet or 15 lb/acre Sudangrass. Prior to May 1 or after Aug. 15 add 40 lb/acre rye (grain).

SEEDING DATES
 Best: Aug. 25 - Sept. 15 Aug. 20 - Oct. 25
 Possible: Feb. 15 - Mar. 21 Feb. 1 - Apr. 15

Fall is best for tall fescue and late winter for lespedezas. Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective.

SOIL AMENDMENTS
 Apply lime and fertilizer according to soil tests, or apply 4,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10-10-10 fertilizer.

MULCH
 Apply 4,000 lb/acre grain straw or equivalent cover of another suitable mulch. Anchor straw by tacking with asphalt, netting, or roving or by crimping with a mulch anchoring tool. A disc with blades set nearly straight can be used as a mulch anchoring tool.

MAINTENANCE
 Refertilize in the second year unless growth is fully adequate. May be mowed once or twice a year, but mowing is not necessary. Reseed, fertilize, and mulch damaged areas immediately.

Reference: Table 8.11 from NC Erosion and Sediment Control Planning and Design Manual, 1988.

SEEDING SPECIFICATIONS

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NORTH CAROLINA PROFESSIONAL ENGINEER
 KEVIN E. HERRING
 20165
 4/13/13

Kevin E. Herring ENGINEERING
 16101 Silver Road
 Oakboro, NC 28129
 980-621-0935

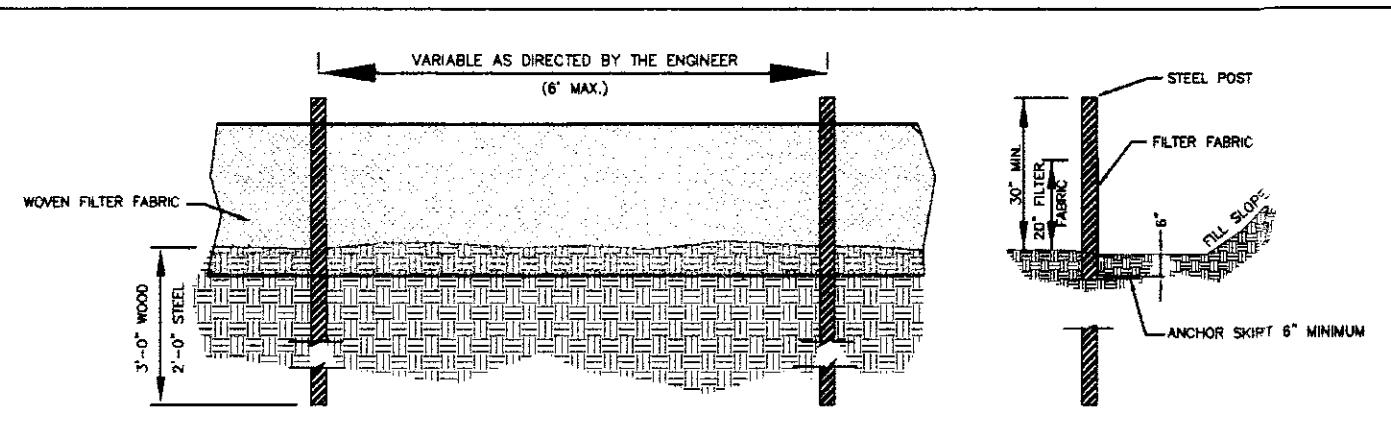
DATE: 11/13/2013
 HORIZ. SCALE = 1" = 40'
 VERT. SCALE = N/A
 DRAWN BY: keh

NO. DATE REVISION:

CONDITIONAL DISTRICT FOR TONY & KIMBERLY PATTERSON PROPERTY TOWN OF MINERAL SPRINGS

PHASE 2 EROSION & DETAILS

SHEET 5 OF 8

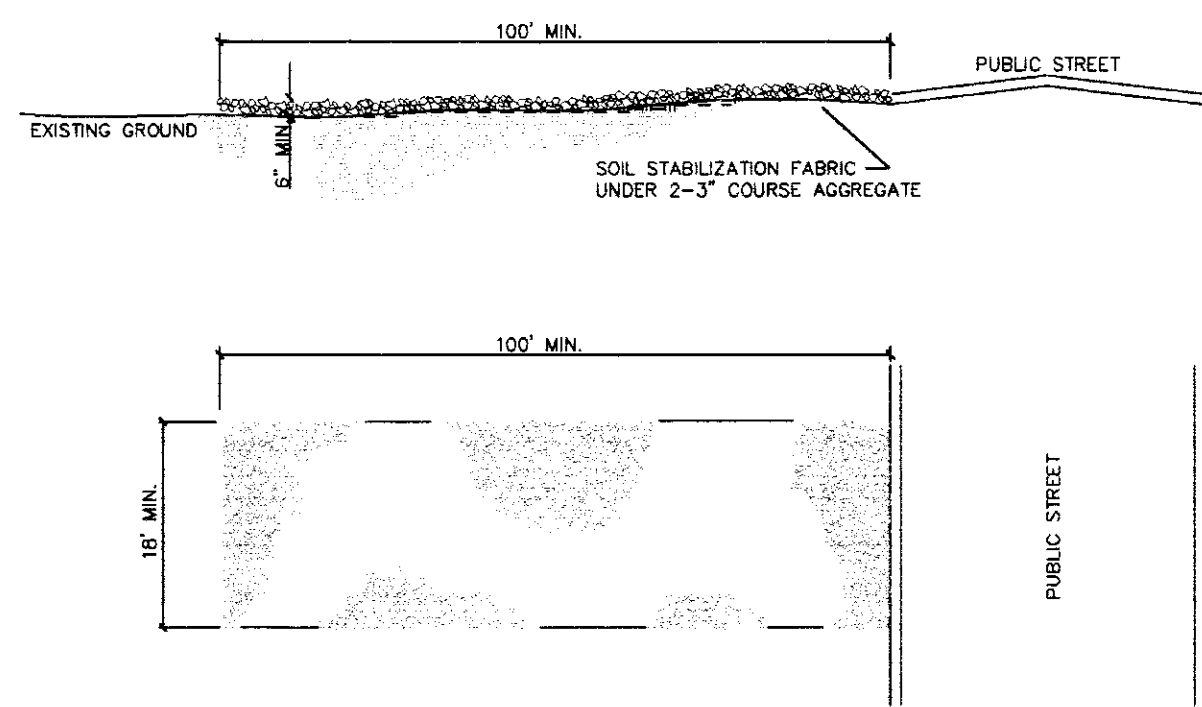


- GENERAL NOTES:**
1. FILTER FABRIC SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
 2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
 3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
 4. WASHED STONE SHALL BE USED TO BURY SHORT WHEN SILT FENCE IS USED ADJACENT TO A CHANNEL, CREEK OR POND.
 5. TURN SILT FENCE UP SLOPE AT ENDS.
 6. WHEN FABRIC IS USED WITH WIRE MESH CENTERED POSTS MAY BE USED.

MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT OR SILT FENCE SHOULD BE REPLACED. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.

TEMPORARY SILT FENCES



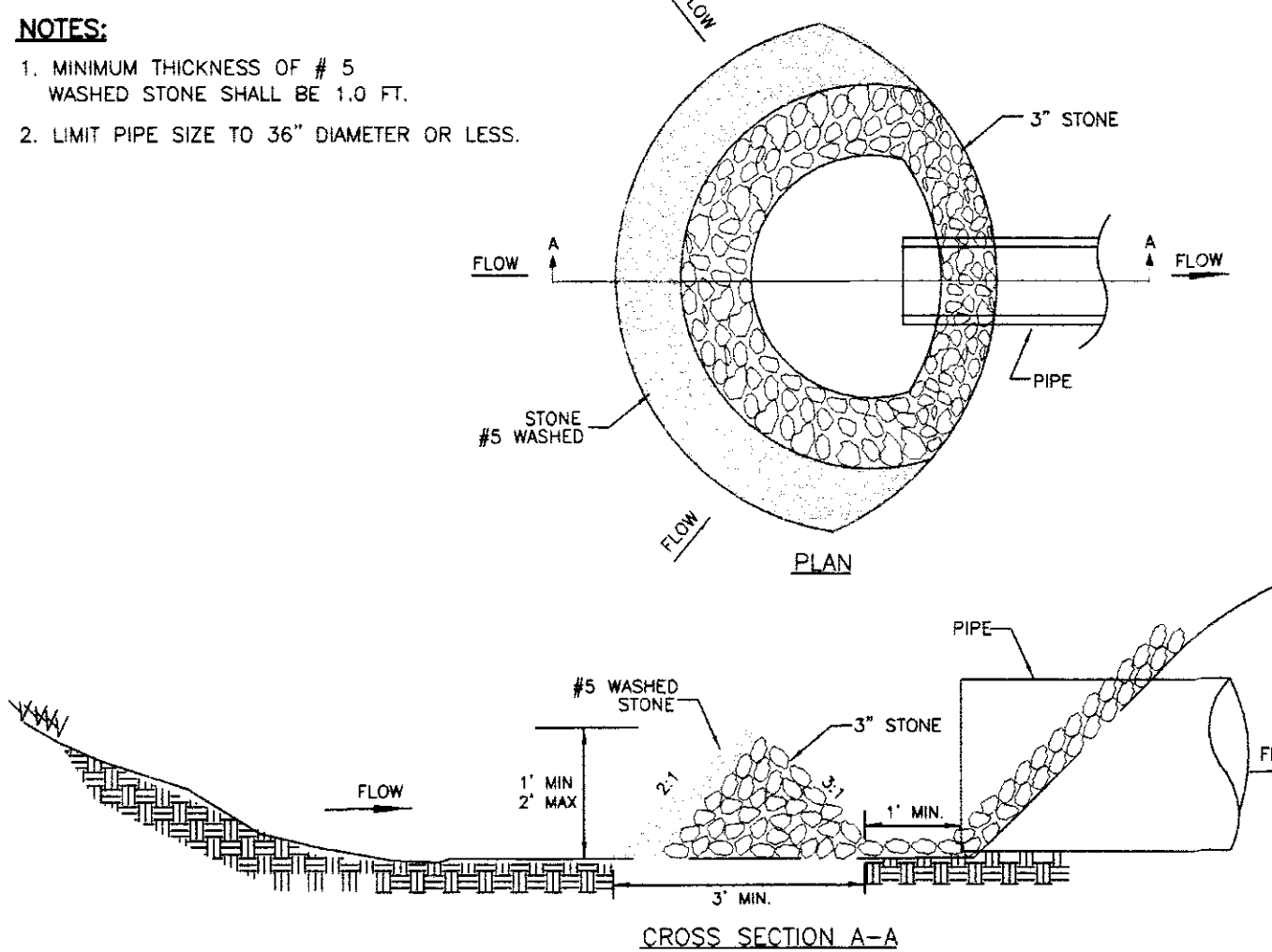
NOTES:

1. A STABILIZED ENTRANCE PAD OF 2-3" COARSE AGGREGATE STONE OR RAIL ROAD BALLAST SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE MAY BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
6. SOIL STABILIZATION FABRIC (AS SPECIFIED BY THE DESIGNER) SHALL BE USED.

STABILIZED CONSTRUCTION ENTRANCE

NOTES:

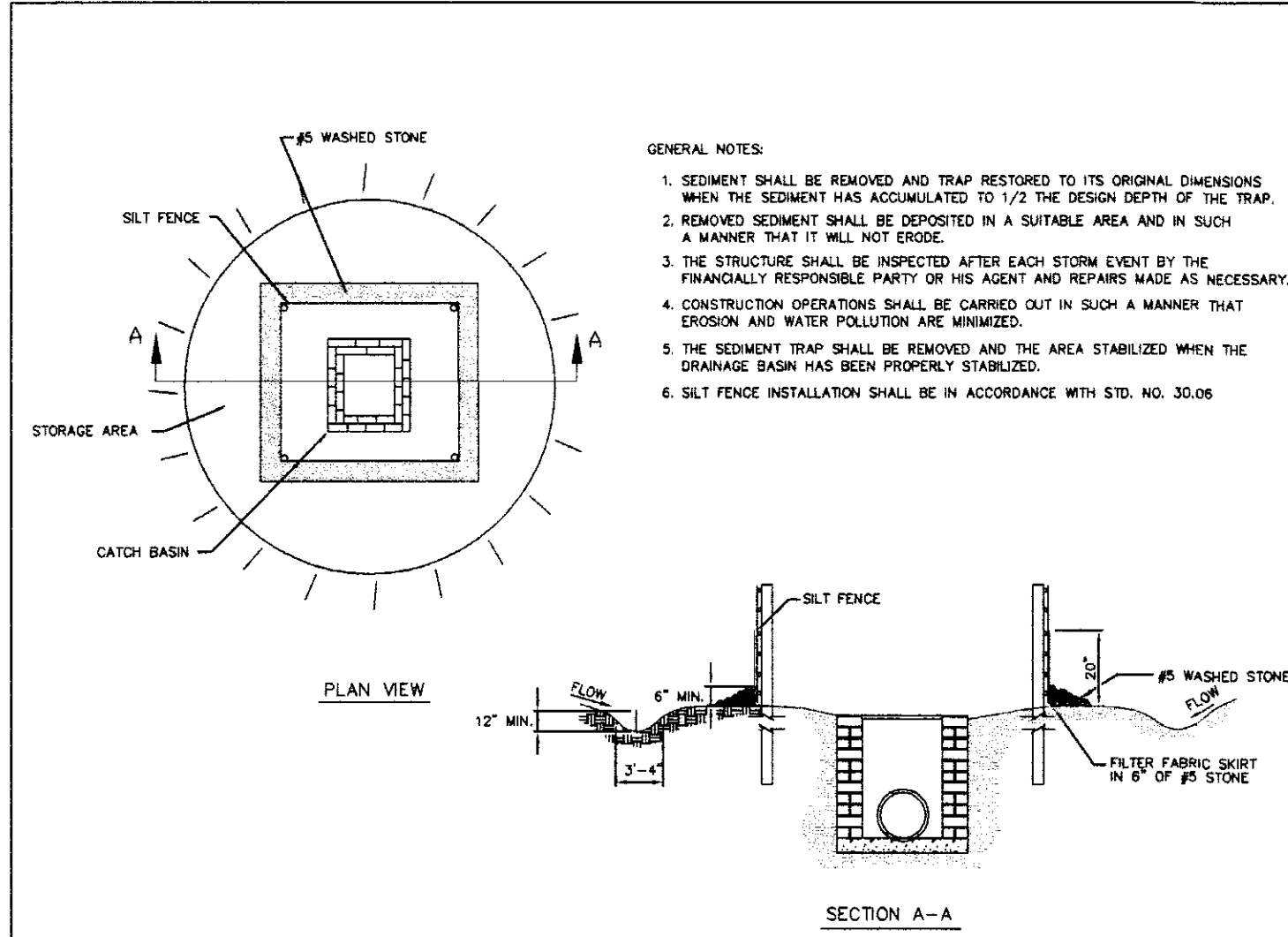
1. MINIMUM THICKNESS OF # 5 WASHED STONE SHALL BE 1.0 FT.
2. LIMIT PIPE SIZE TO 36" DIAMETER OR LESS.



MAINTENANCE

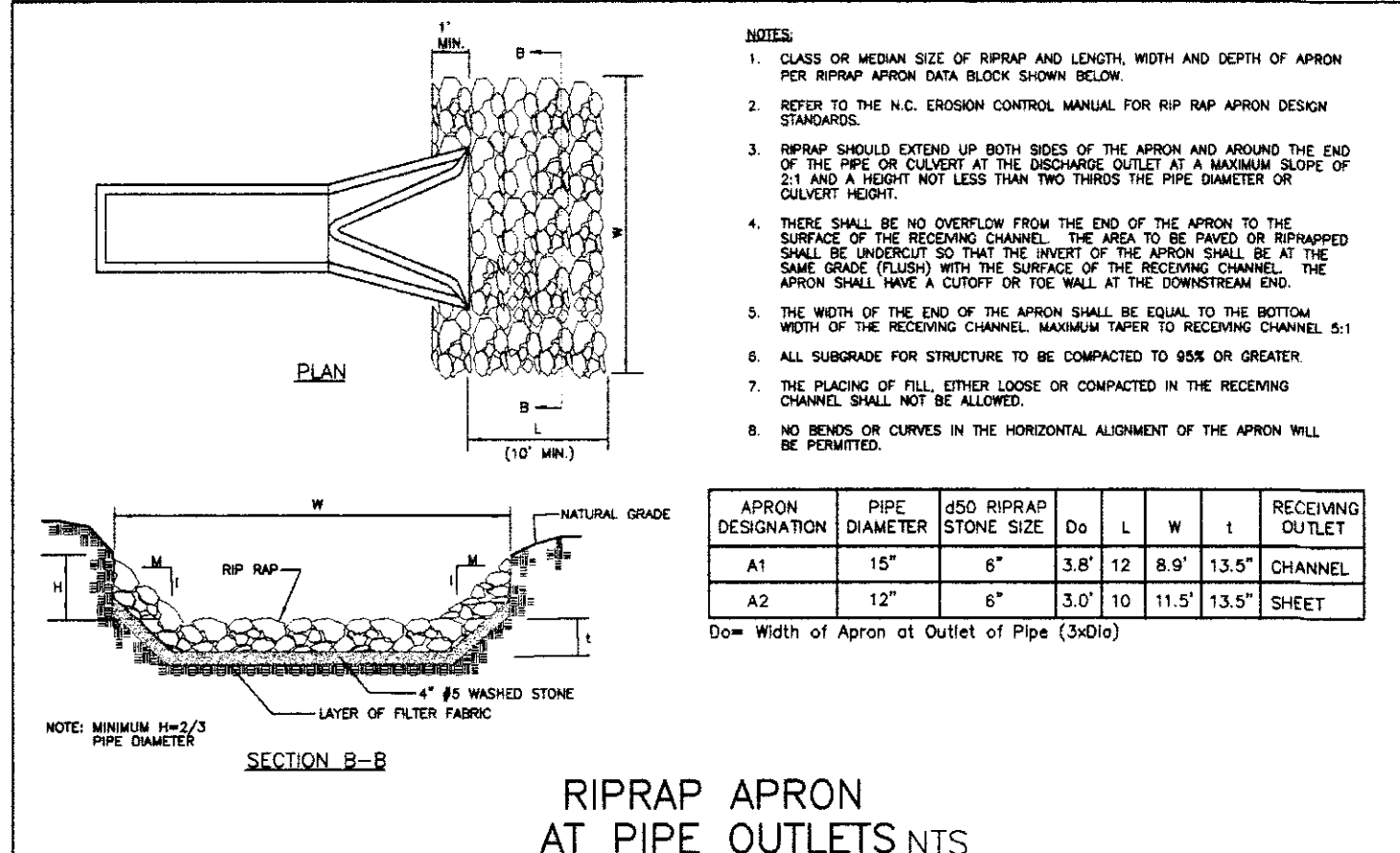
INSPECT PIPE INLET PROTECTION AFTER EACH RAIN AND MAKE REPAIRS AS NEEDED. REMOVE ACCUMULATED SEDIMENT AS NECESSARY TO PROVIDE ADEQUATE PROTECTION OF PIPE INLET. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED, REMOVE ALL MATERIALS AND ANY UNSTABLE SOIL, AND EITHER SALVAGE OR DISPOSE OF IT PROPERLY. BRING THE DISTURBED AREA TO PROPER GRADE, THEN SMOOTH AND COMPACT IT. STABILIZE ALL BARE AREAS AROUND THE INLET.

PIPE INLET PROTECTION



- GENERAL NOTES:**
1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH STORM EVENT BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AND REPAIRS MADE AS NECESSARY.
 4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
 5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.
 6. SILT FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH STD. NO. 30.08

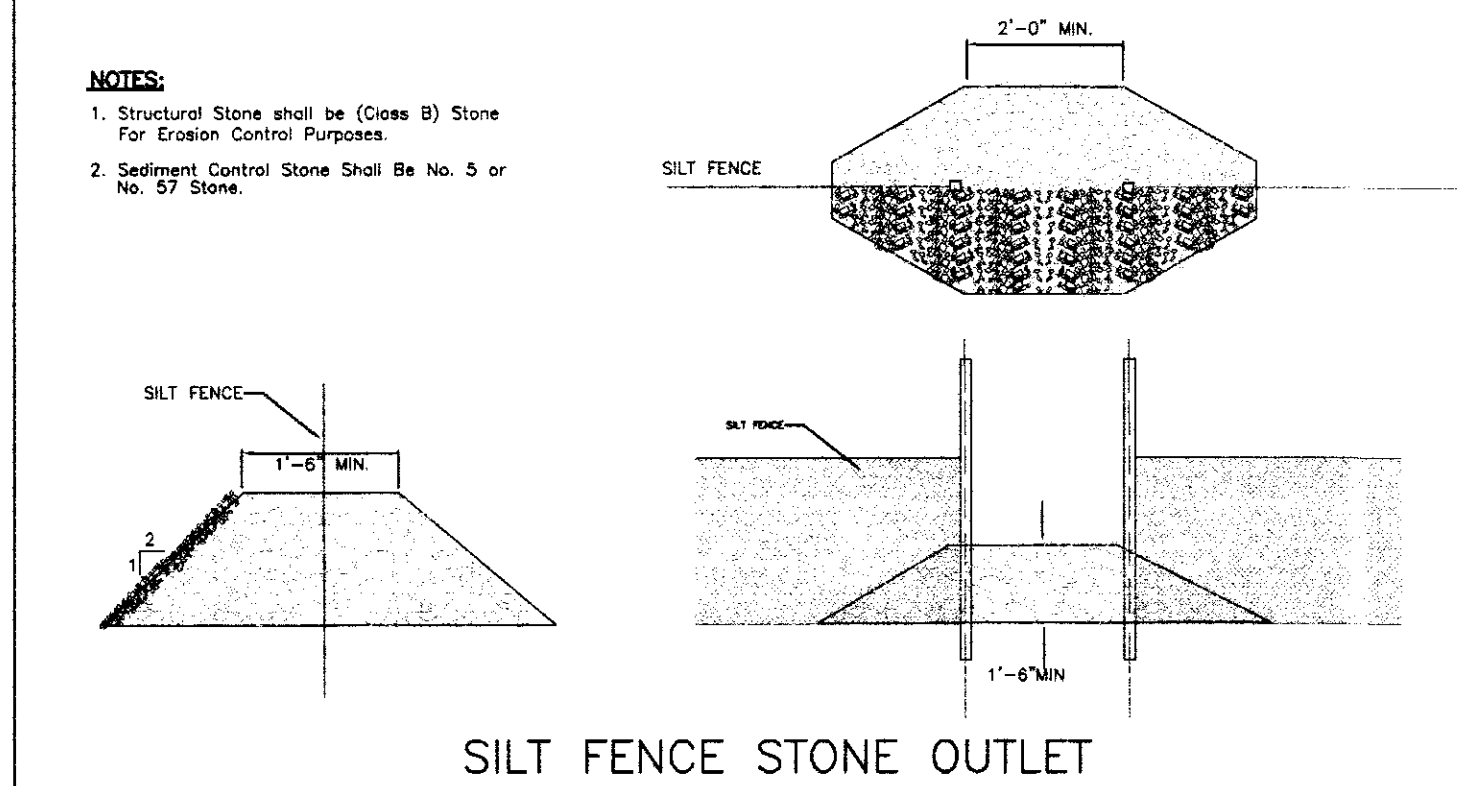
SILT FENCE STORM INLET SEDIMENT TRAP



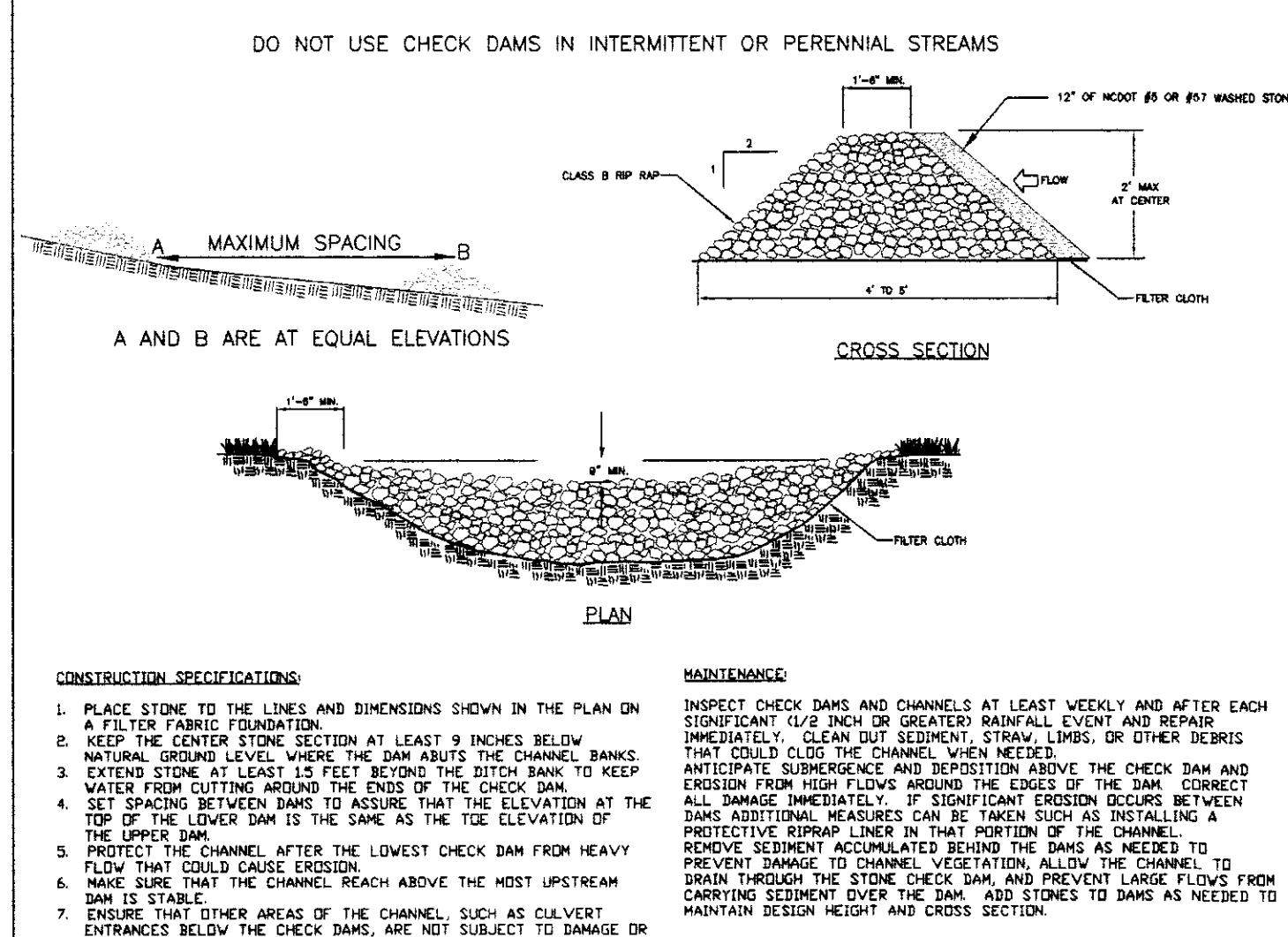
- NOTES:**
1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON FOR RIPRAP APRON DATA BLOCK SHOWN BELOW.
 2. REFER TO THE N.C. EROSION CONTROL MANUAL FOR RIP RAP APRON DESIGN STANDARDS.
 3. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CURB AT THE RECEIVING OUTLET AT A MAXIMUM SLOPE OF SLOUPT HIGHT.
 4. THERE SHALL BE NO OVERLAP FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (ELEVATION) WITH THE SURFACE OF THE RECEIVING CHANNEL.
 5. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE NOMINAL WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.
 6. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
 7. THE BEARING OF FILL EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
 8. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.

APRON DESIGNATION	PIPE DIAMETER	ISSO RIPRAP STONE SIZE	D ₅₀	L	W	T	RECEIVING OUTLET
A1	15"	6"	3.8'	12'	8.9'	13.5'	CHANNEL
A2	12"	6"	3.0'	10'	11.5'	13.5'	SHEET

D₅₀ = Width of Apron at Outlet of Pipe (3xDo)

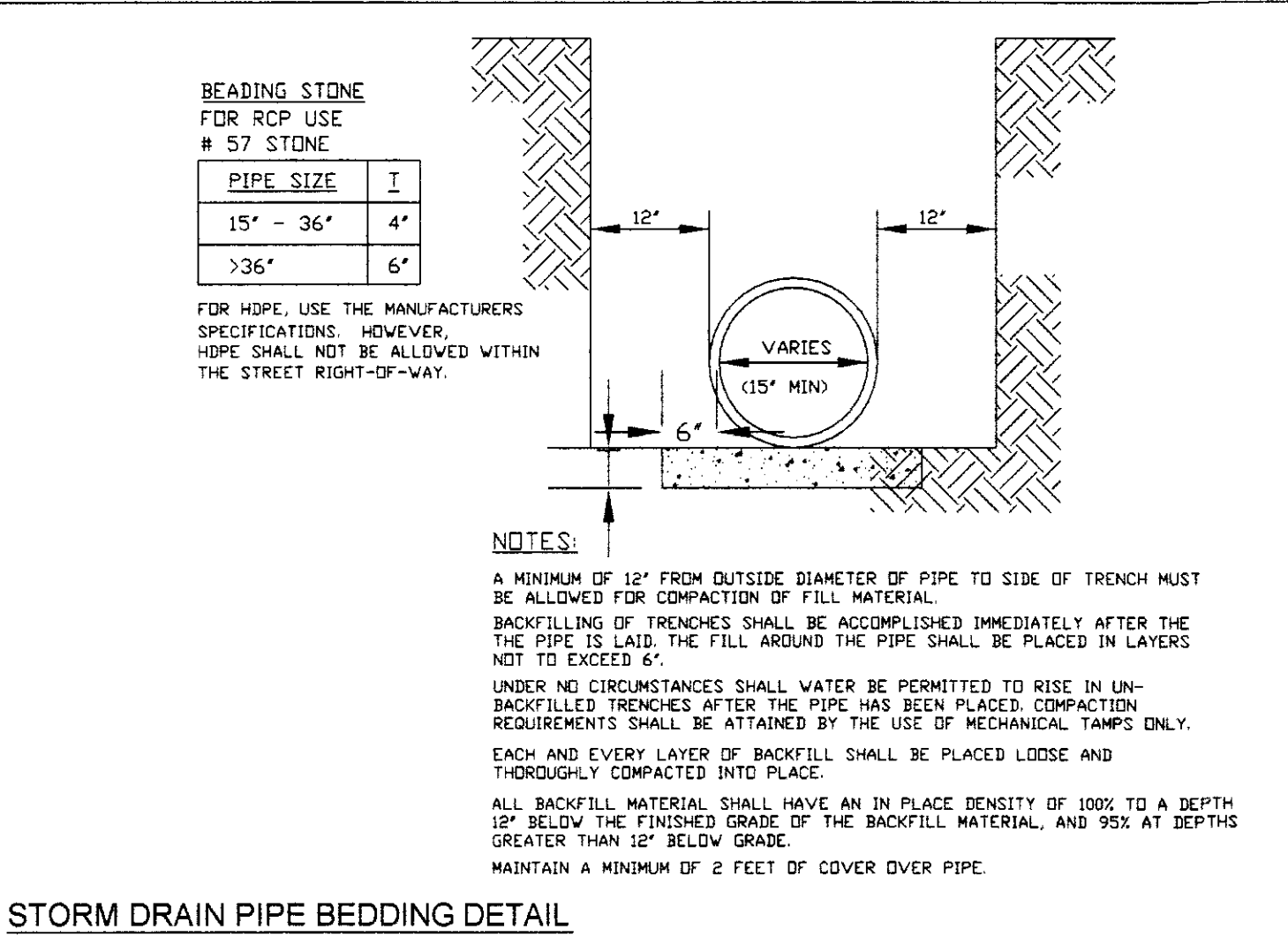


SILT FENCE STONE OUTLET



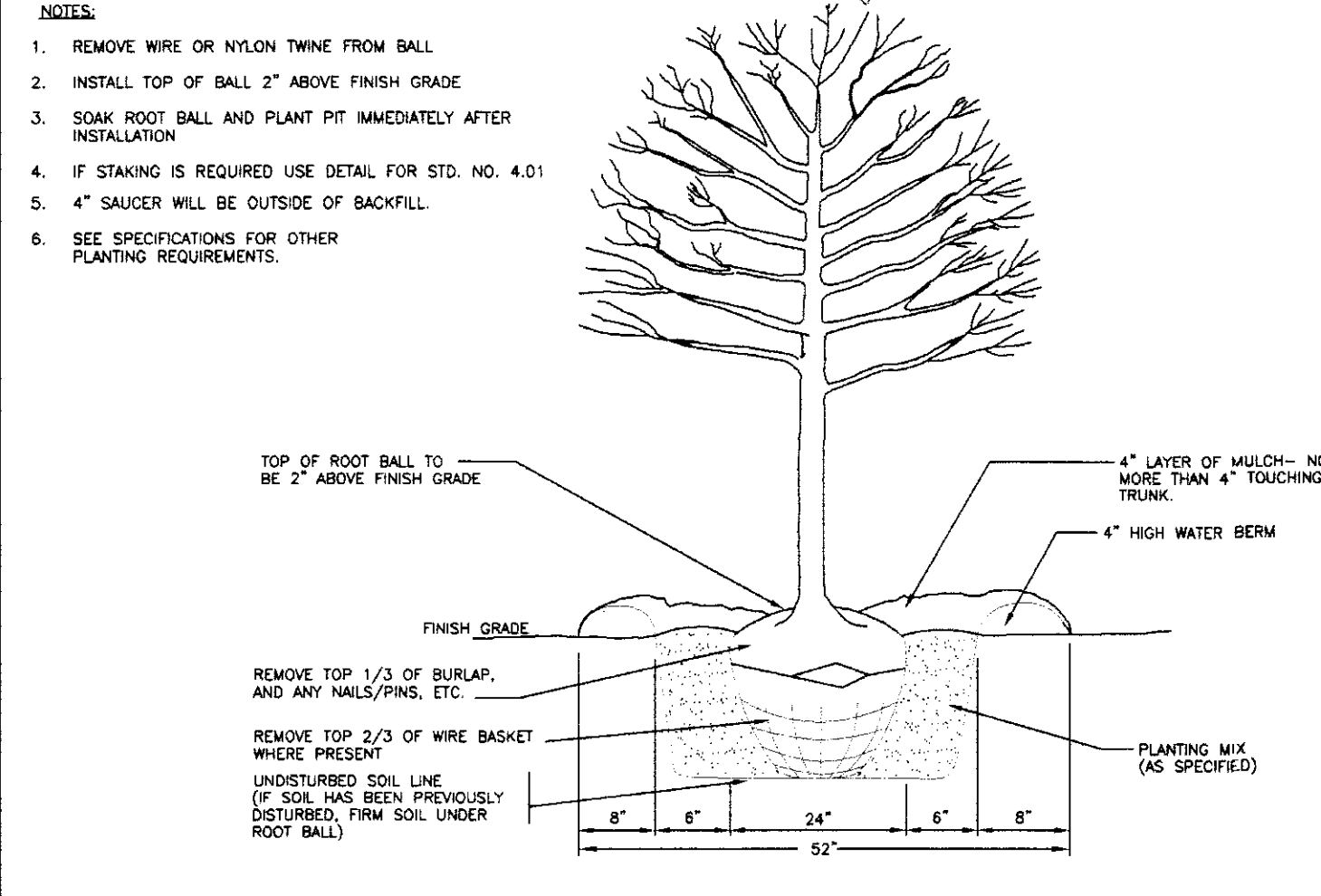
- CONSTRUCTION SPECIFICATIONS:**
1. PLACE STONE TO THE LINES AND DIMENSIONS SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
 2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL. WHERE THE DAM ABUTS THE CHANNEL BANKS EXTEND STONE AT LEAST 12 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
 3. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
 4. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
 5. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM DAM IS STABLE.
 6. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES OVER THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
- MAINTENANCE:**
- INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COLLECTS AROUND THE DAMS. WHERE THE DAMS ARE LOCATED ANTICIPATE SUBMERGENCE AND REPOSITION ABOVE THE CHECK DAM AND ABOVE THE DAMS FROM HIGH FLOWS AROUND THE EDGES OF THE DAM. CORRECT ALL DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, ADDITIONAL MEASURES CAN BE TAKEN SUCH AS INSTALLING A PROTECTIVE RIPRAP LINER IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION. ALLOW THE CHANNEL TO BRUSH THROUGH THE STONE CHECK DAM, AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM AND STONES TO DAMS AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.

TEMPORARY ROCK CHECK DAM



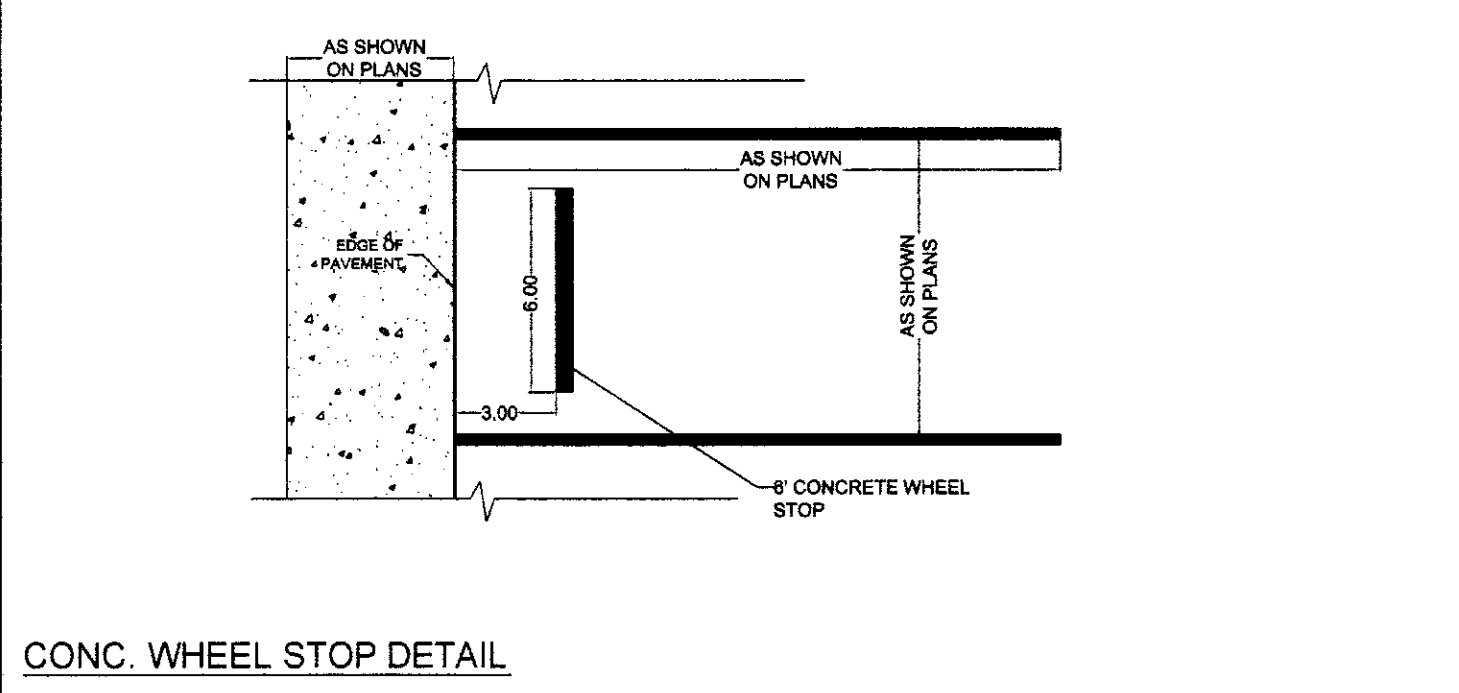
STORM DRAIN PIPE BEDDING DETAIL

NOT TO SCALE



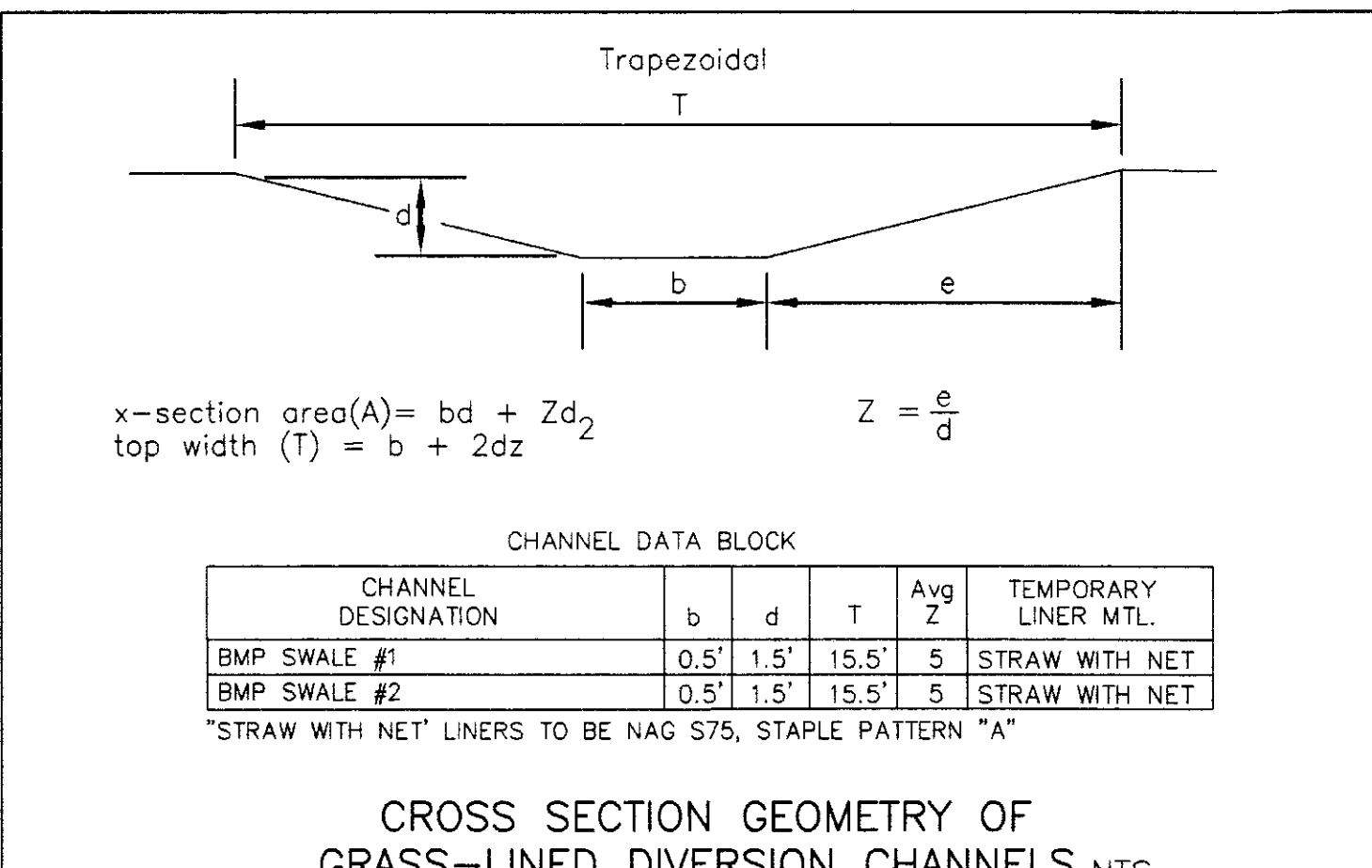
TYP. TREE PLANTING DETAIL

NOT TO SCALE



CONC. WHEEL STOP DETAIL

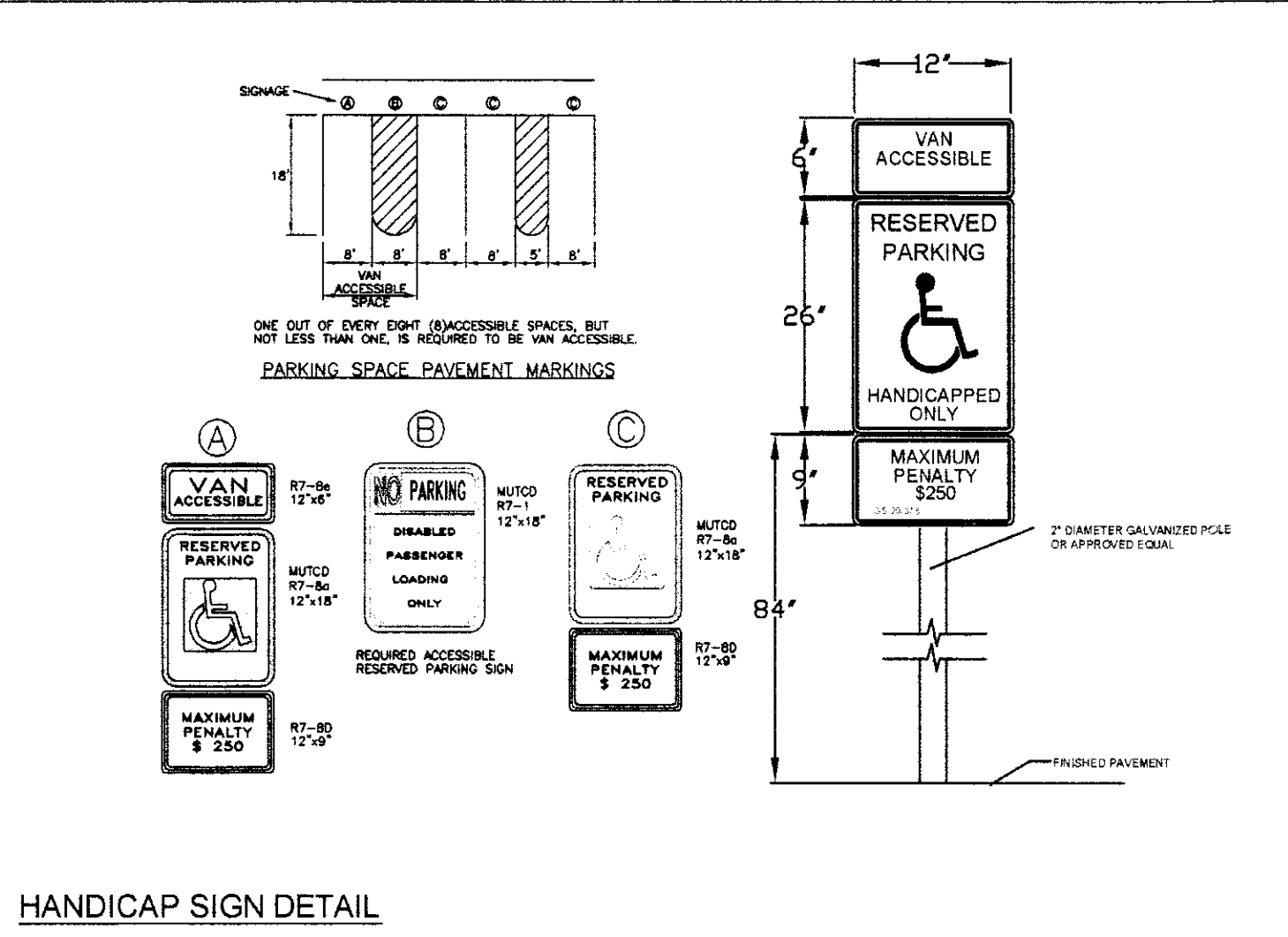
NOT TO SCALE



CROSS SECTION GEOMETRY OF GRASS-LINED DIVERSION CHANNELS

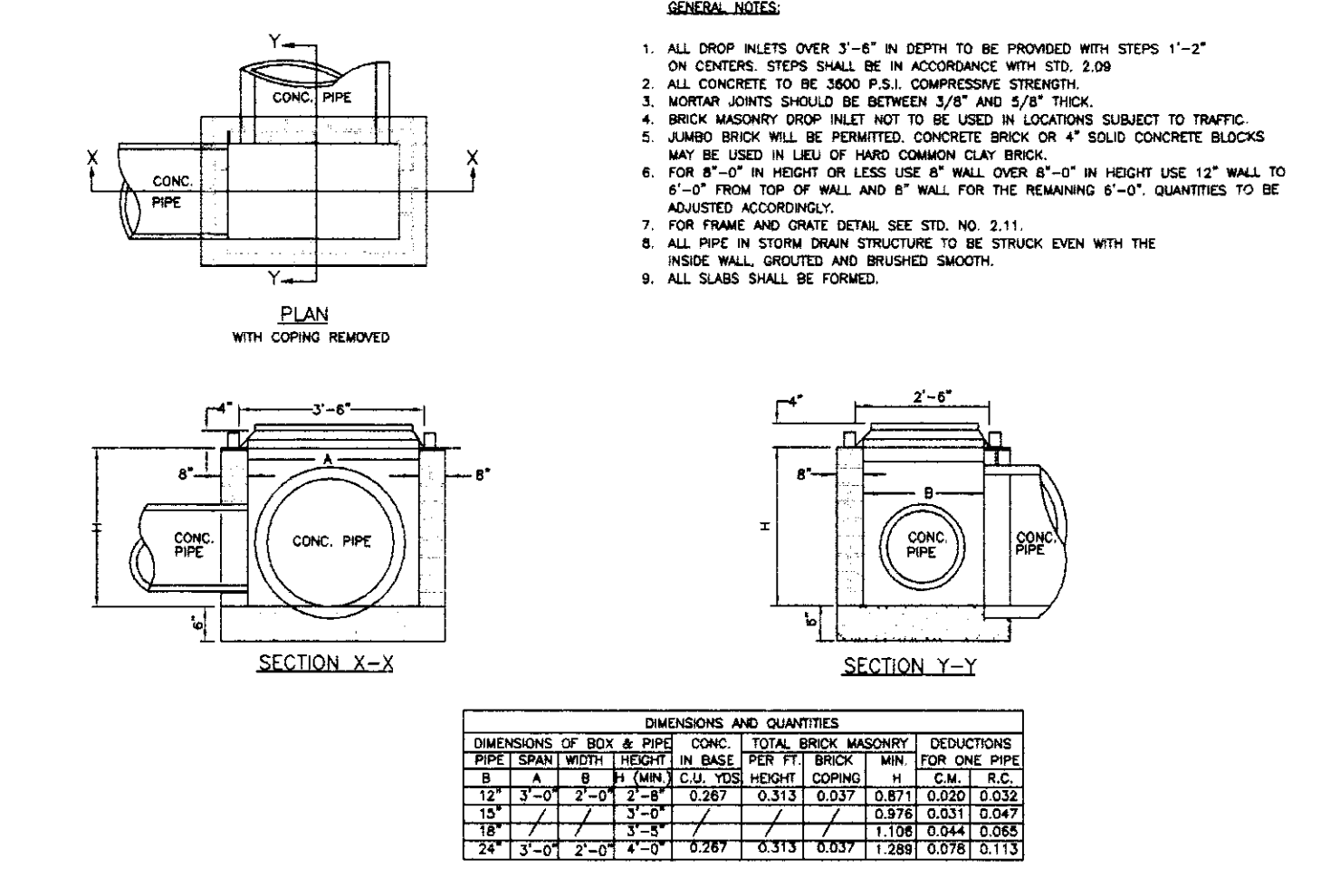
CHANNEL DESIGNATION	b	d	T	Avg Z	TEMPORARY LINER MTL.
BMP SWALE #1	0.5'	1.5'	15.5'	5	STRAW WITH NET
BMP SWALE #2	0.5'	1.5'	15.5'	5	STRAW WITH NET

*STRAW WITH NET LINERS TO BE NAG S75, STAPLE PATTERN "A"



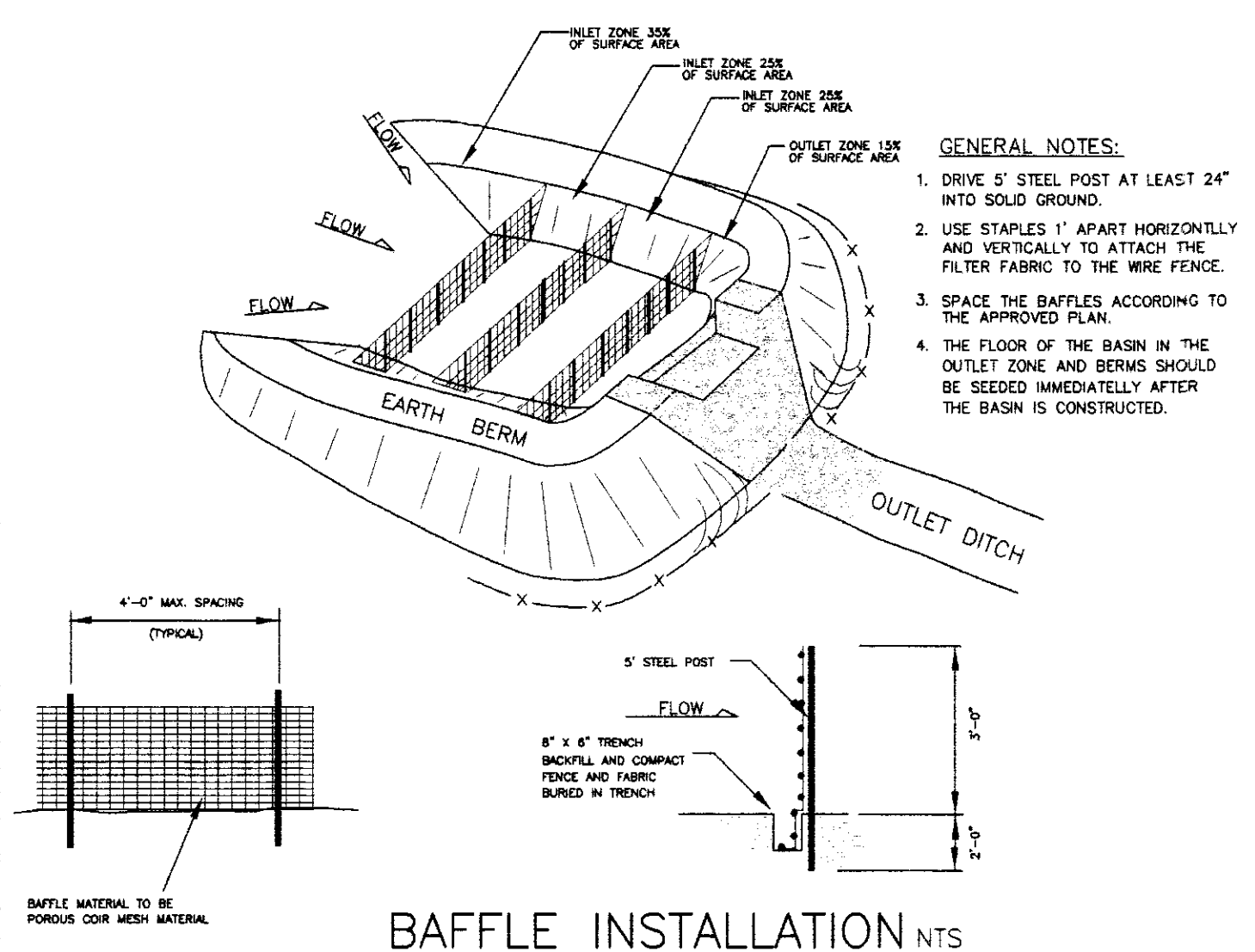
HANDICAP SIGN DETAIL

NOT TO SCALE



BRICK DROP INLET DETAIL

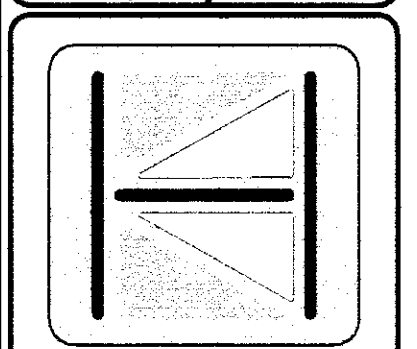
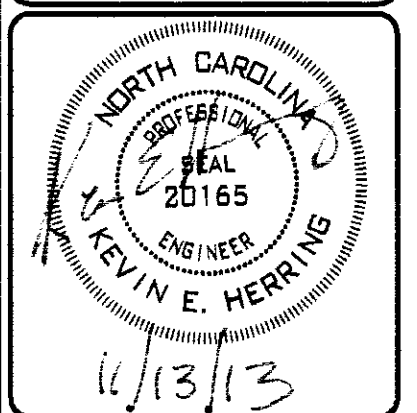
NOT TO SCALE



BAFFLE INSTALLATION

NOT TO SCALE

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Kevin E. Herring
ENGINEERING
16101 Silver Road
Oakboro, NC 28129
980-621-0935

DATE: 11/13/2013
HORIZ. SCALE = N/A
VERT. SCALE = N/A
DRAWN BY: keh

NO.	DATE	REVISION:

CONDITIONAL DISTRICT FOR TONY & KIMBERLY PATTERSON PROPERTY TOWN OF MINERAL SPRINGS

SITE & EROSION DETAILS

STORMDRAIN SCHEDULE:

Pipe	Up Node	Down Node	Length (ft)	Slope (ft/ft)	Size	Type	Manning's n	Up Invert Elev (ft)	Dn Invert Elev (ft)	Up TOP/Rim Elev (ft)
P-1	FES	DI-1	116	0.0052	15 inch	RCP	0.013	679.30	678.70	N/A
P-2	DI-1	FES	116	0.0052	15 inch	RCP	0.013	678.70	678.10	682.5

BMP POND BASIN IMPERVIOUS DATA
 POND DRAIN BASIN: 138,530 SF (3.18 ac)
 EXISTING IMPERVIOUS AREA: 0.00 ac
 PROPOSED NEW IMPERVIOUS AREA: 77,615 SF (1.78 ac)
 NEW SITE IMPERVIOUS AREA: 1.78 ac = 56.0% (In Drain Basin)

Receiving Stream	Bates Branch
Stream Index & Class	11-138-2-4, C
River Basin	Catawba River

CONTROLLED AREA RUNOFF ANALYSIS

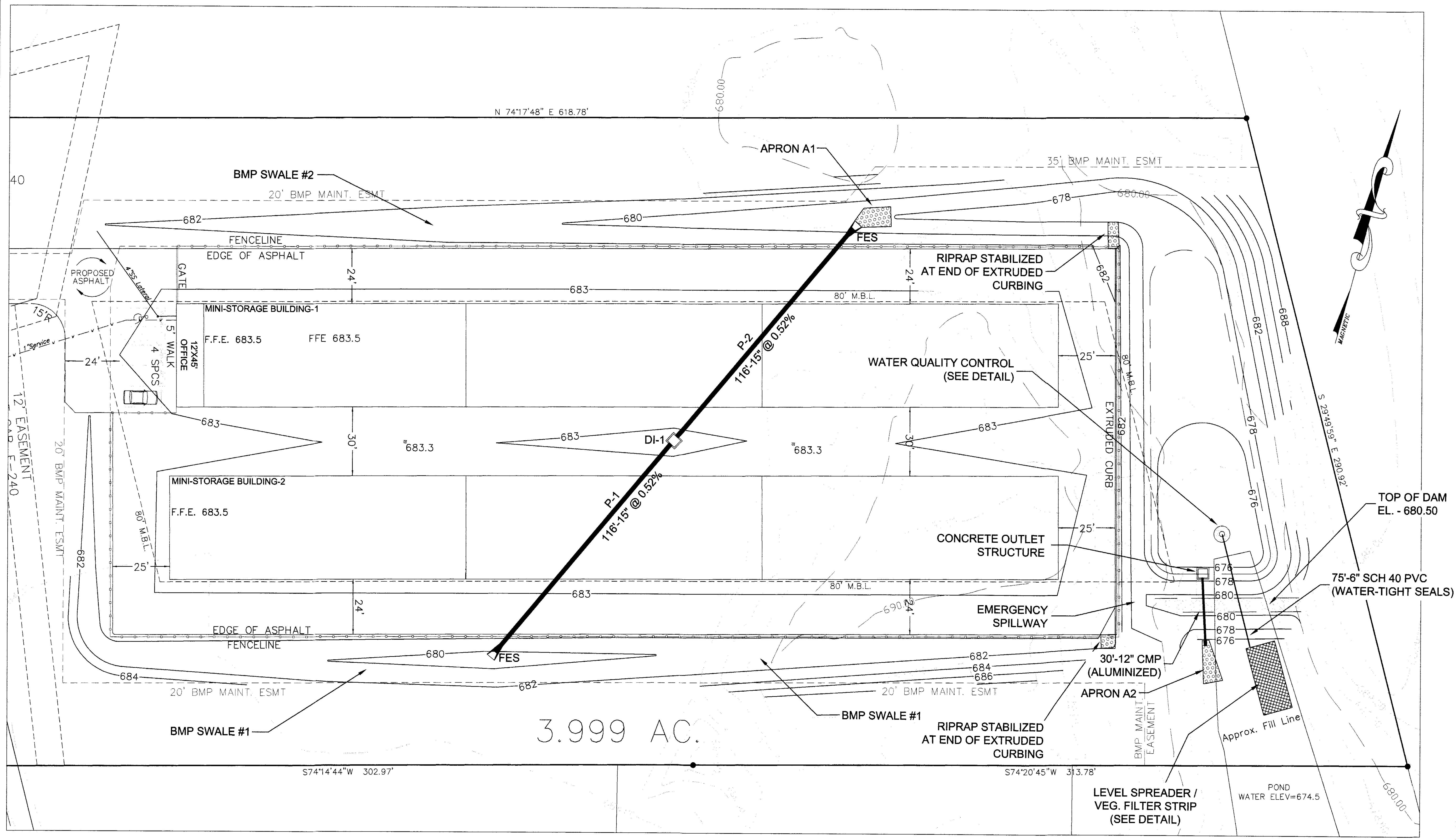
Design Discharge	Pre-Devel. Runoff	Post Developed Controlled				
		Water Quality	Concrete Structure	Emergency Spillway	Total Peak Flow	Peak Elevation
Q(1)	1.24 cfs	0.18 cfs	0.00 cfs	0.00 cfs	0.18 cfs	677.77
Q(2)	1.93 cfs	0.21 cfs	0.29 cfs	0.00 cfs	0.50 cfs	678.06
Q(10)	4.09 cfs	0.26 cfs	2.21 cfs	0.00 cfs	2.47 cfs	678.82
Q(25)	5.57 cfs	0.29 cfs	3.90 cfs	0.00 cfs	4.20 cfs	679.29
Q(50)	6.82 cfs	0.31 cfs	4.85 cfs	0.00 cfs	5.16 cfs	679.65
Q(100)	8.16 cfs	0.33 cfs	5.16 cfs	0.17 cfs	5.67 cfs	680.04

TECHNICAL SPECIFICATIONS
 1. CORRUGATED METAL DISCHARGE PIPE SHALL BE ALUMINIZED WITH WATERTIGHT SEALS.
 2. PVC PIPE FITTINGS FOR WATER QUALITY DISCHARGE AND EMERGENCY DRAIN SHALL BE SCHEDULE 40 PVC WITH WATER TIGHT SEALS.

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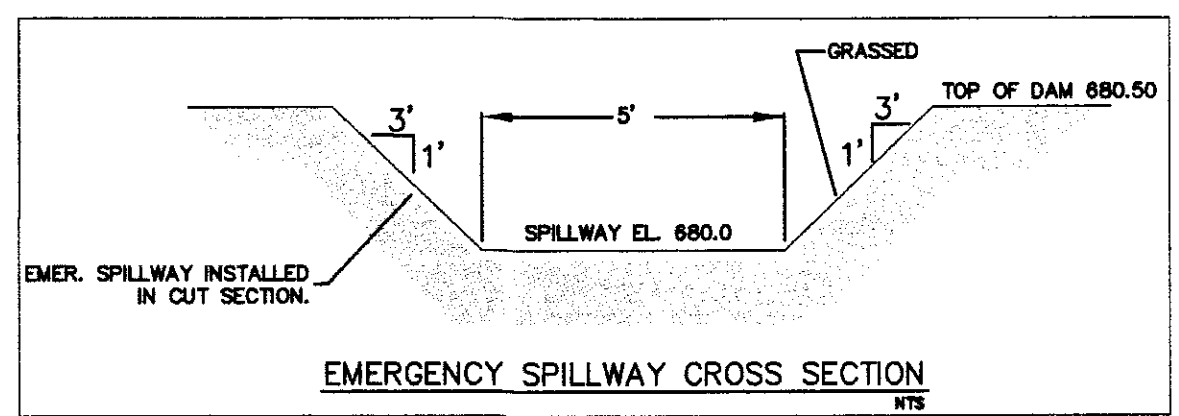
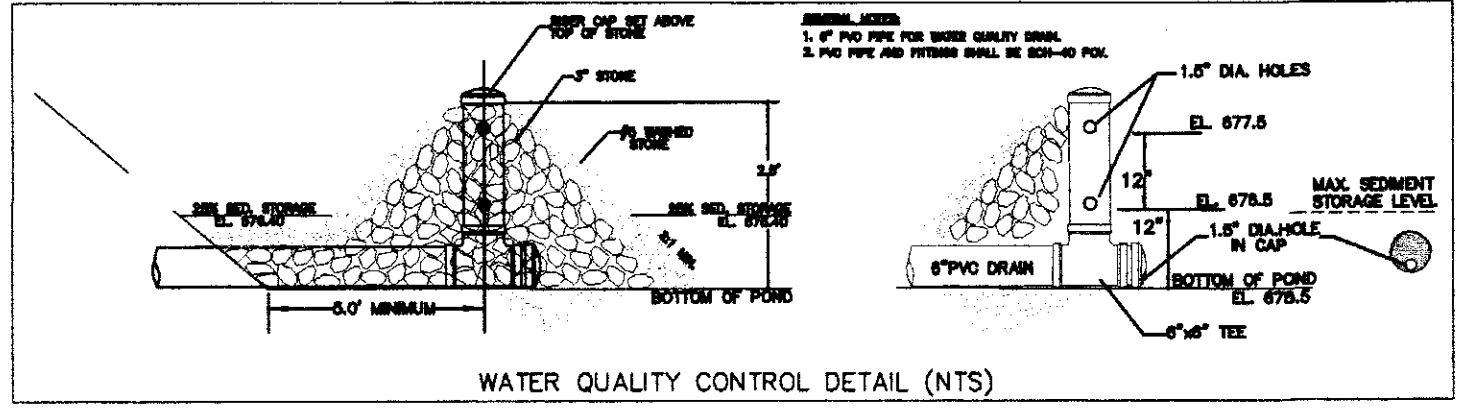
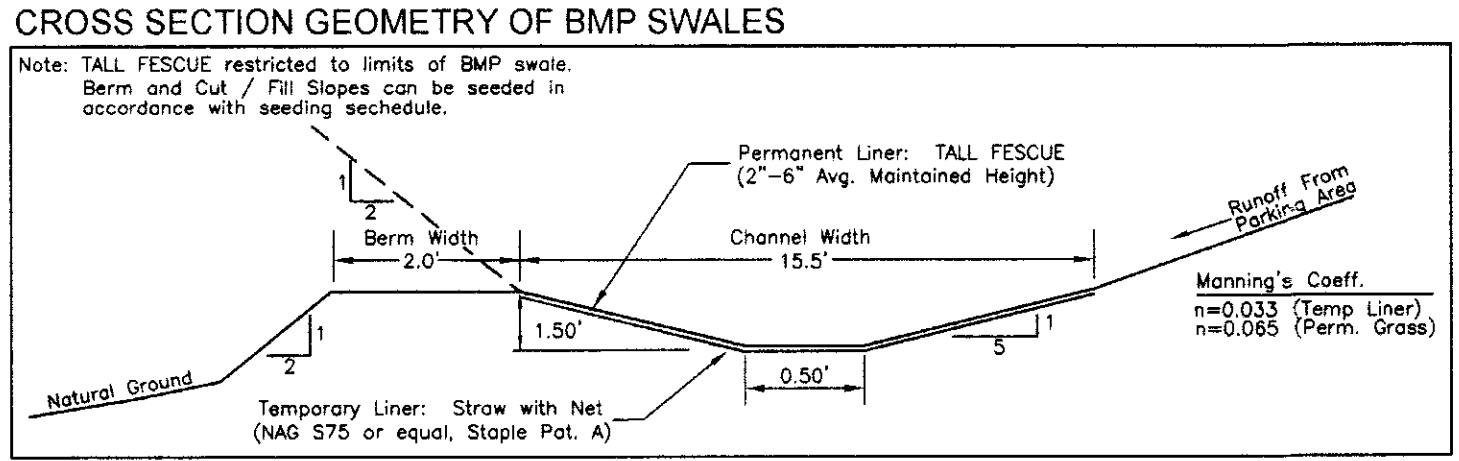
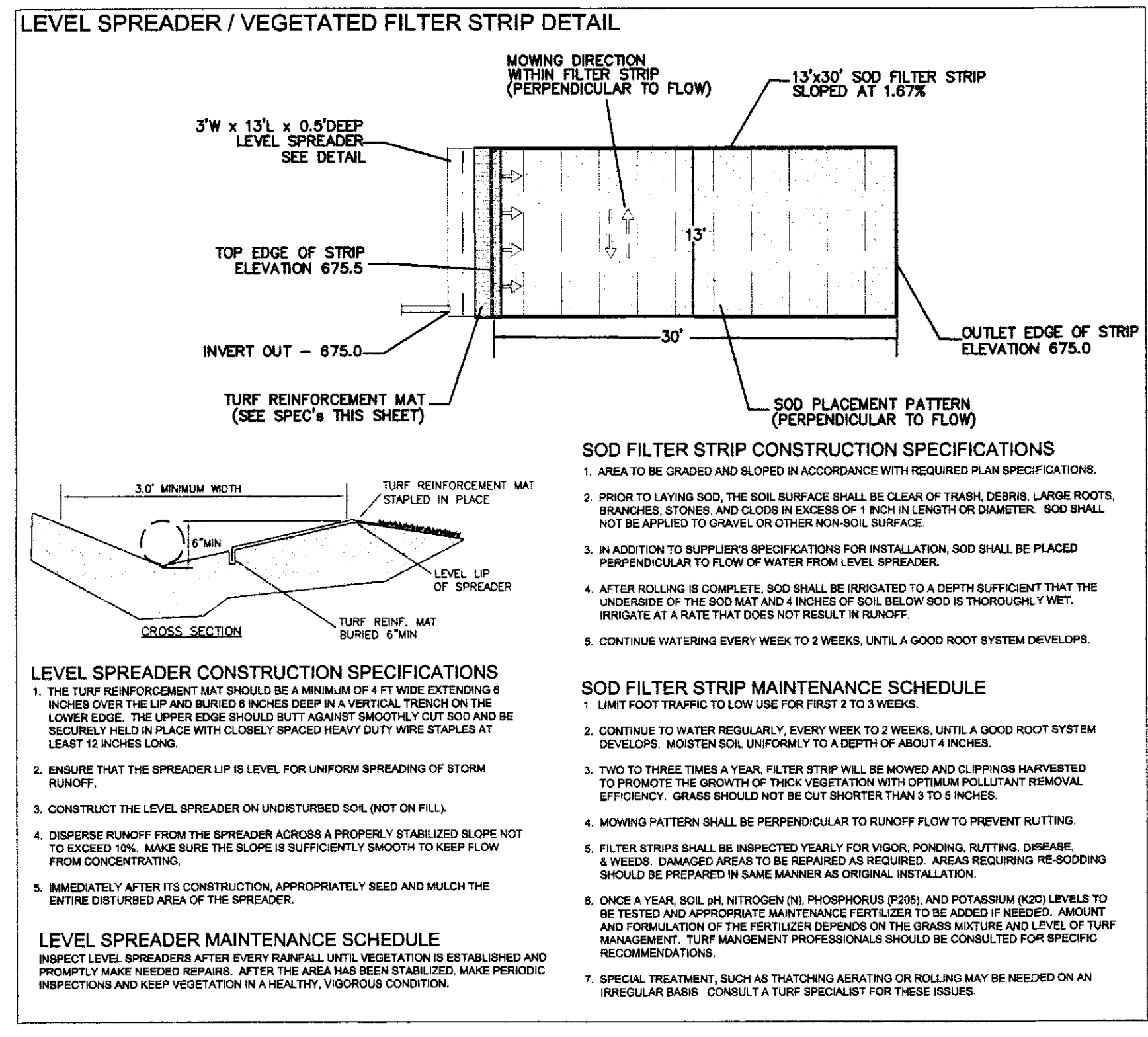
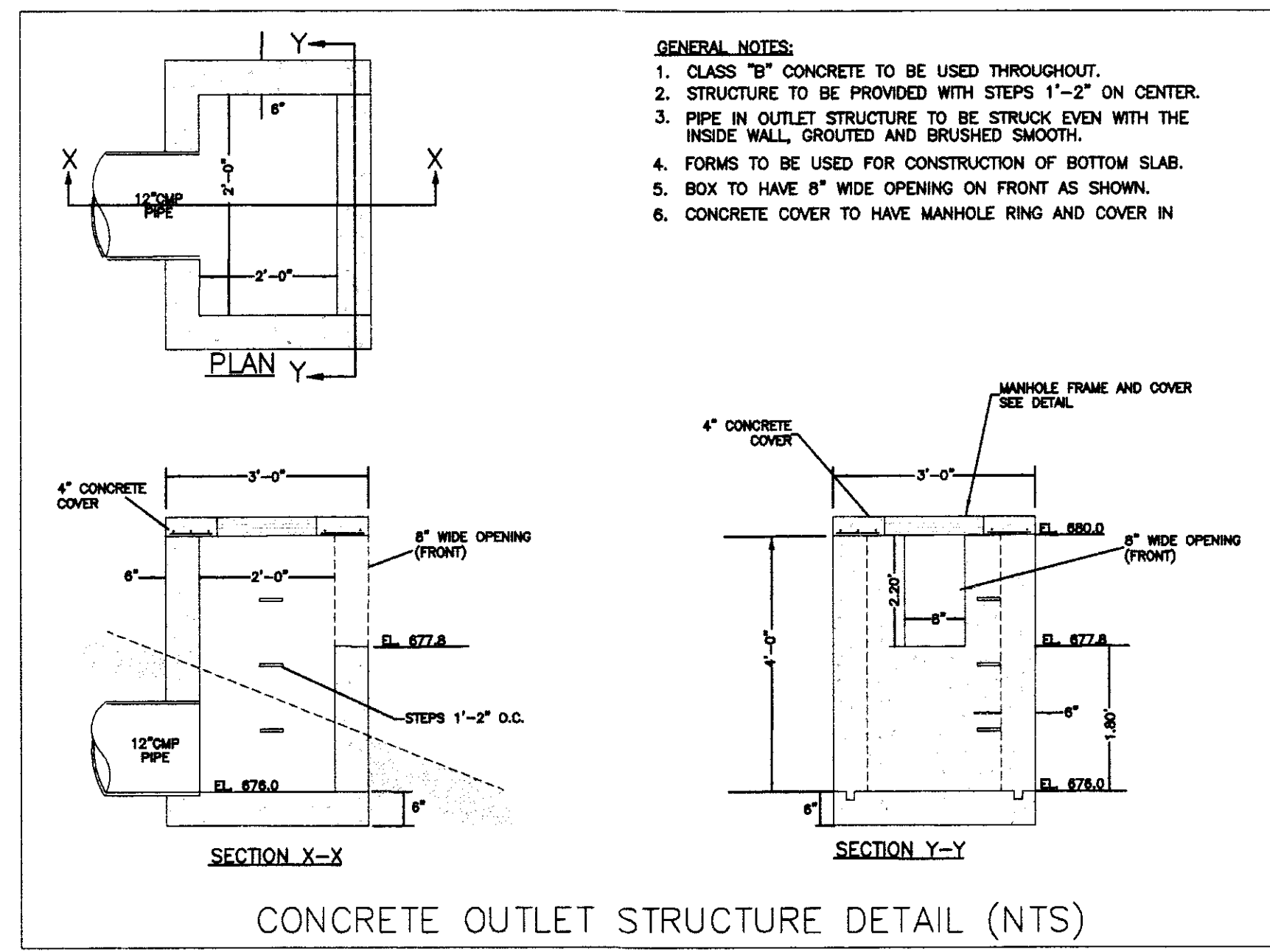
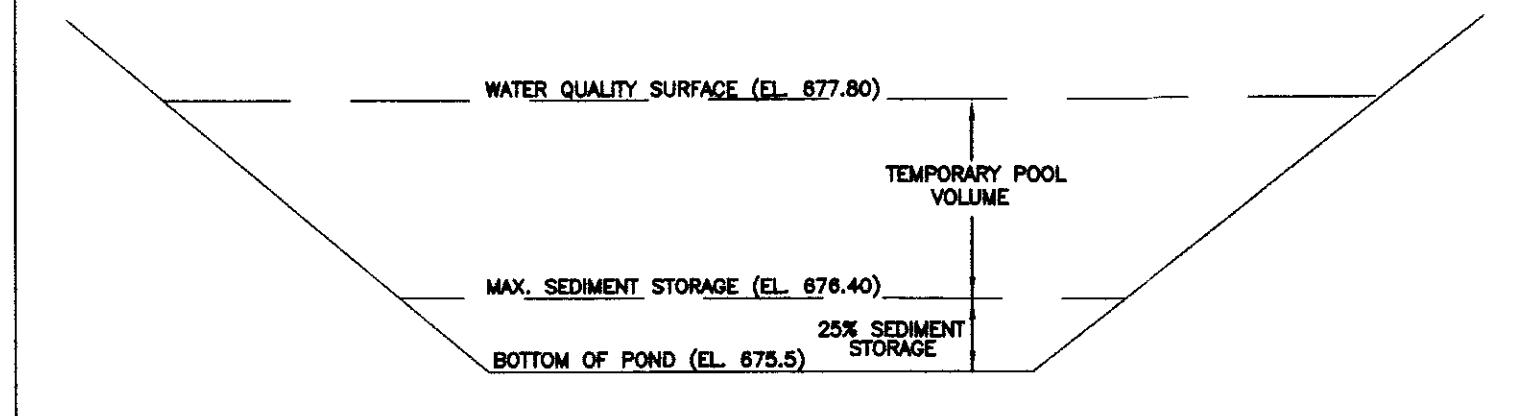
DATE: 11/13/2013
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 VERT. SCALE = N/A
 DRAWN BY: keh



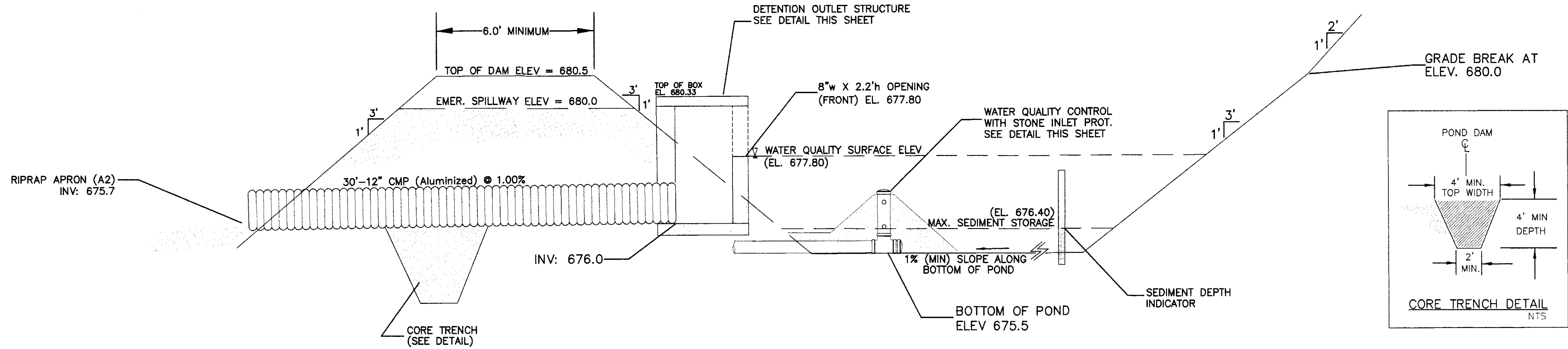
NO.	DATE	REVISION

CONDITIONAL DISTRICT FOR
 TONY & KIMBERLY PATTERSON PROPERTY
 TOWN OF MINERAL SPRINGS
 STORMWATER MANAGEMENT
 PLAN

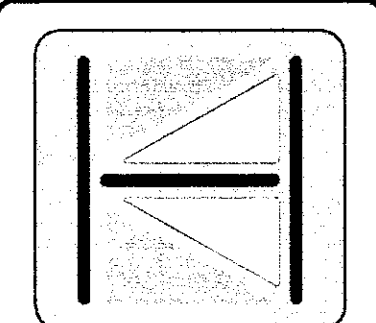
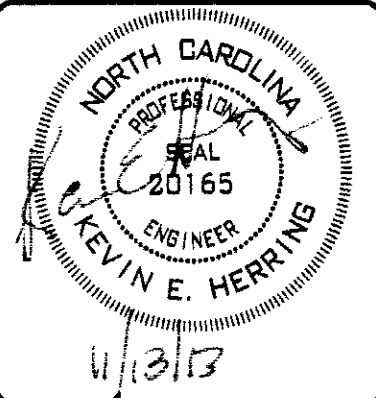
BMP Element	Potential Problem	How to Remediate the Problem
The entire BMP	Trash/debris is present	Remove the trash/debris.
The perimeter of the dry extended detention basin	Areas of bare soil and/or excessive gullies have formed.	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
The inlet device, pipe or swale	The pipes clogged if applicable.	Unclog the pipe. Dispose of the sediment off-site.
	The pipes crushed or otherwise damaged if applicable.	Replace the pipe.
	Erosion occurring in the swale if applicable.	Regrade the swale if necessary to smooth it over and provide erosion control devices such as reinforced soil matting or wrap to avoid forming a problem with siltation.
The main treatment area	Sediment has accumulated and reduced the depth to 75% of the original design depth. (see diagram below)	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the BMP. Revegetate disturbed areas immediately with soil protected or seed protected with temporarily stable erosion mat.
	Water is standing more than 3 days after a storm event.	Check outlet structure for clogging. If it is a design issue, consult an appropriate professional.
The embankment	Weeds and noxious plants are growing in the main treatment area.	Remove the plants by hand or by spraying them with pesticide. Do not mow.
	Shrubs or trees have started to grow on the embankment.	Remove shrubs or trees immediately.
	Grass cover is unhealthy or eroding.	Restore the health of the grass cover - consult a professional if necessary.
	Signs of seepage on the downstream face.	Consult a professional.
The outlet device	Evidence of moderate or heavier activity is present.	Use traps to remove muskrats and consult a professional to remove beavers.
	Annual inspection by an appropriate professional shows that the annual maintenance needs repair.	Make all needed repairs.
	Clogging has occurred.	Clear out the outlet device. Dispose of the sediment off-site.
The receiving water	Erosion or other signs of damage have occurred at the outlet.	Repair or replace the outlet device. Contact the NC Division of Water Quality 401 Chatham Street Raleigh, NC 27601



- Dam and Embankment Construction.**
- The pond and dam area shall be cleared, grubbed and stripped of all vegetative material and topsoil prior to dam construction. The disposal of trees, stumps, construction debris, vegetative material, etc., shall not be permitted in the dam or pool area of the pond. When blasting is used to remove rock from the pool area, the blasted area shall be over-excavated to a depth of at least two feet (2') below finish grade and brought back to finish grade with clean, relative impervious soil material compacted in place.
 - Soil materials used for earth fill which are highly permeable or which exhibit significant shrink/swell or dispersion shall not be used in the embankment unless specific detailed design report from a soil's engineer is submitted as part of the plan approval.
 - A cutoff trench (core trench) shall be provided with a minimum width of four feet (4'). The centerline of the cutoff trench shall be aligned with the centerline of the dam. The cutoff trench shall be carefully backfilled with highly impermeable material and compacted at least 95% of standard proctor density.
 - Interior slopes shall not be steeper than 3:1 (three horizontal to one vertical).
 - Embankments shall be properly compacted to 95% of the standard proctor.
 - All disturbed areas and embankments surrounding the pond shall be mechanically stabilized or have permanent ground cover established upon completion of construction.
 - The outlet control structure and outlet pipe shall be constructed to maintain water tightness at all joints.



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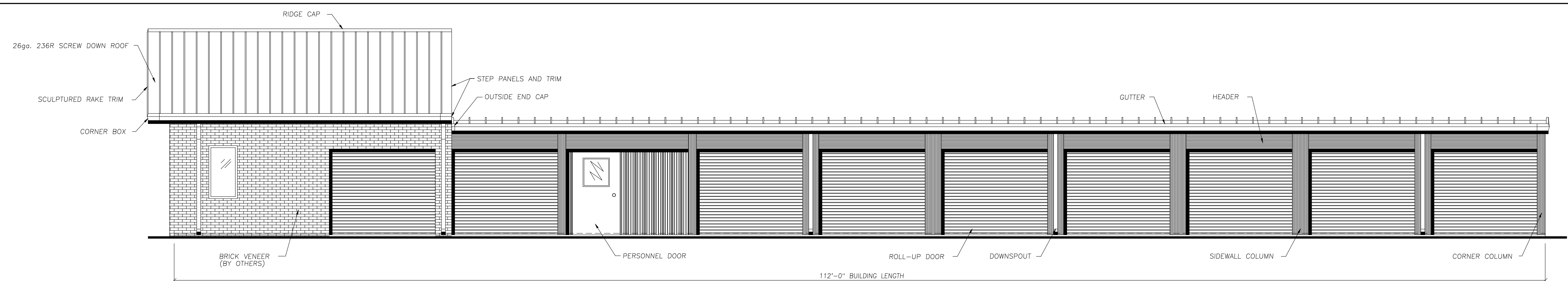


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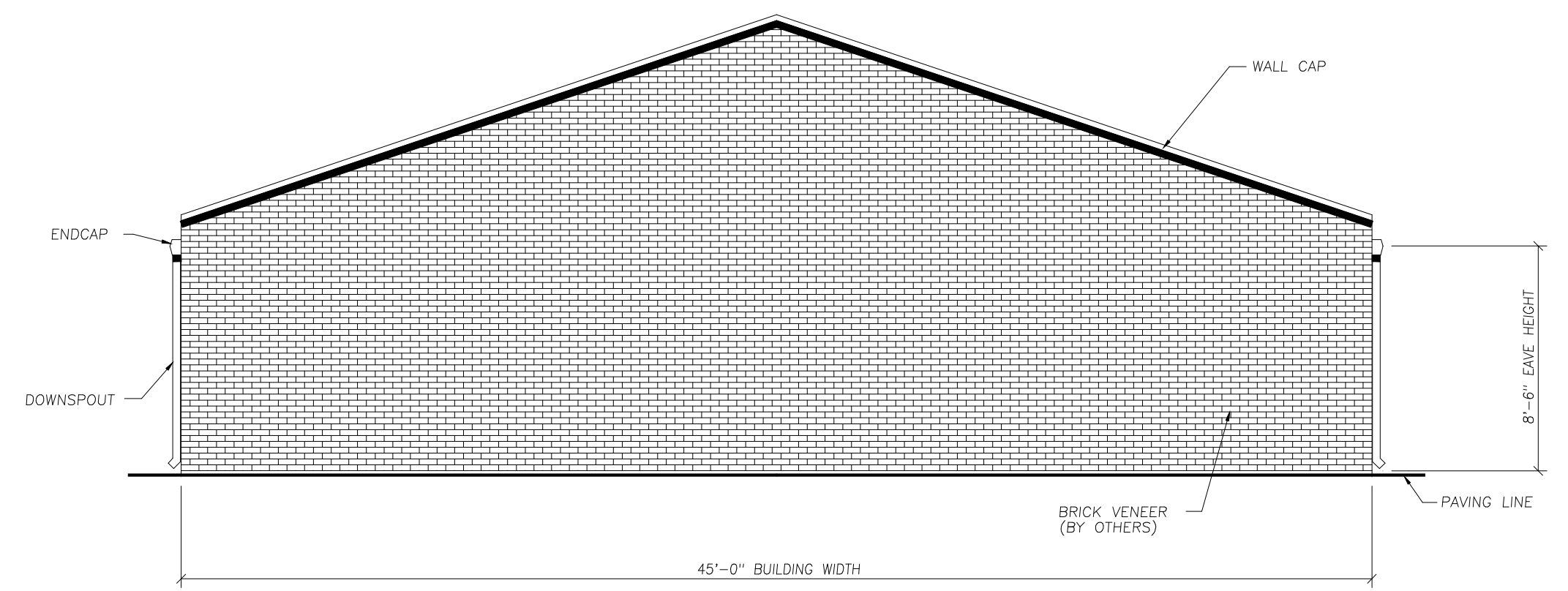
CONDITIONAL DISTRICT FOR
TONY & KIMBERLY PATTERSON PROPERTY
TOWN OF MINERAL SPRINGS
STORMWATER MANAGEMENT
DETAILS



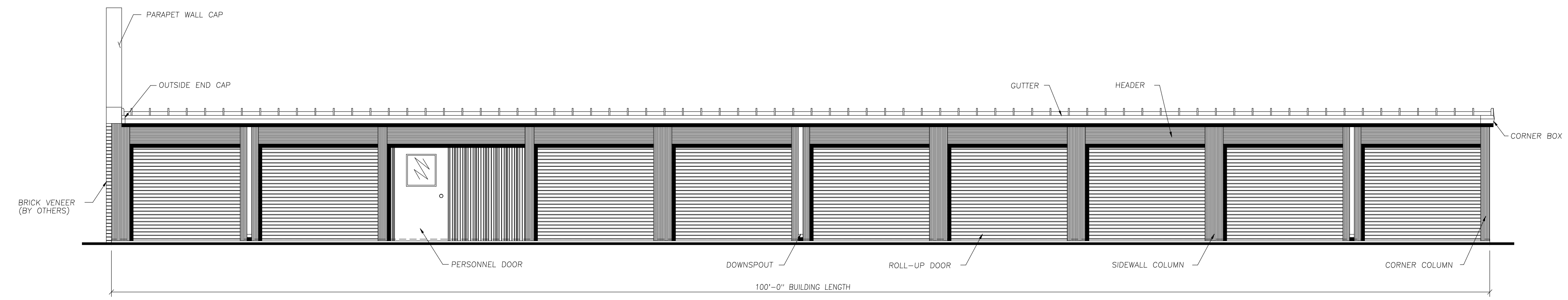
A SIDEWALL ELEVATION . . . BUILDING "1"
 S1 SCALE: 1/4" = 1'-0"




B ENDWALL ELEVATION . . . BUILDING "1"
 S1 SCALE: 1/4" = 1'-0"



C ENDWALL ELEVATION . . . BUILDING "2"
 S1 SCALE: 1/4" = 1'-0"



D SIDEWALL ELEVATION . . . BUILDING "2"
 S1 SCALE: 1/4" = 1'-0"

REVISIONS _____ DATE BY	DATE: 1/15/14 DRAWN BY: B. McDANIEL SCALE: AS NOTED APPROVED BY:	 P.O. BOX 1650 STATESVILLE, NC 28687 (800)654-7813	PROJECT NAME: MINI STORAGE PROJECT ADDRESS:	PROJECT NO.:
	OWNER: TONY PATTERSON		DRAWING NUMBER:	
	SHEET TITLE: ELEVATIONS BUILDINGS "1 & 2"		DRAWING NUMBER: S1 of 1	

MEMO

To: Mineral Springs Town Council
From: Rick Becker, Mayor
Date: March 5, 2014
Subject: Literacy Council Spelling Bee Postponement

I recently received the attached email from Caroline Cate of the Literacy Council of Union County. Needless to say, it was disappointing news! The town's participation in the annual spelling bee had just begun to become a tradition, and last year's inclusion of students and faculty from Parkwood High School was a huge community benefit.

As you can see, Ms. Cate suggests that the spelling bee may take place later in the year. Whenever it is rescheduled, it will clearly fall in the 2014-15 fiscal year. Since it is unlikely that a Parkwood student would be 18 years old that early in his or her senior year, it is unlikely that a student would be eligible to participate this fall. However, I hope that Council will still be interested in sending The Mineral Stings to compete in some form!

Meanwhile, this change brings up another question: does the town wish to financially support the Literacy Council *this* fiscal year even though there is no spelling bee (since any spelling bee date would occur *next* fiscal year)? Our annual contribution to the organization for the past two fiscal years has been the spelling bee entry fee of \$300. I am requesting that council consider whether or not to approve a contribution to the Literacy Council of Union County for FY2013-14.

Subject: 2014 Bee: Town of Mineral Springs - postponed

From: Caroline Cate (clinecate@yahoo.com)

To: msncmayor@yahoo.com;

Date: Sunday, February 16, 2014 6:23 PM

Mayor Rick -

We've decided to not host the Adult S-p-e-l-l-i-n-g Bee in spring 2014.

We want to move the event to late summer or early fall. This change will help us to balance our fundraising efforts with Chocoholic Frolic (held in February) and could change the dynamic to a summer fun or back-to-school event.

International Literacy Day is September 8 and National Family Literacy Day is usually in November. Maybe we can connect the Bee to a public awareness campaign.

Our aim is to re-invent the Bee a bit, mitigate the time pressure on staff and volunteers for planning, and continue to bring together the many wonderful people who joyfully help our adult students and volunteer tutors get instructional resources.

The Literacy Council board and staff appreciate the support and enthusiasm from The Mineral Stings and hope that you will join us again!

Please let me know if you have any questions or suggestions. Thank you!
I will be back in touch with an update in the coming months.

Caroline Cate
Board Member
Literacy Council of Union County
www.literacyunion.org



Agenda Item

3/14/14

Charlotte Steeplechase Association, Inc.

PO Box 70 • 6103 Waxhaw Highway

Mineral Springs, NC 28108

(704) 843-7070 • fax (704) 843-7556

www.queenscup.org

alzheimer's 
association

February 24, 2014

Rick Becker
Town of Mineral Springs
PO Box 600
Mineral Springs, NC 28108

Dear Rick,

The nineteenth annual Queen's Cup Steeplechase is in just a few weeks, taking place on Saturday, April 26, 2014. We are expecting an attendance of fifteen thousand patrons, making this year look to be one of the best races yet. With that, the Queen's Cup is the perfect place to treat your best clients and prospects to a Corporate Tent or a Lawn Box(es) on Member's Hill.

If you are unable to participate as a corporate hospitality partner, please consider advertising in our race program. You can tap into this desirable, high-end audience with your business's message by featuring your advertisement in the **Queen's Cup Steeplechase Official Race Program**. The race program will once again be distributed to all race fans and to our hospitality hosts' guests, as well as being available all day on the race grounds for purchase. Your investment directly benefits our 2014 charity, the *Alzheimer's Association of Western North Carolina*, whose mission is to eliminate Alzheimer's disease through the advancement of research; to provide and enhance care and support for all affected; and to reduce the risk of dementia through the promotion of brain health.

An ad contract is enclosed for your convenience. As of now, we have one race program sponsorship still available. This high visibility full-page color ad is available for \$5,000 and comes with an Elkridge Club ticket package on Member's Hill.

Please call or email me if you are interested in a hospitality package or an ad in race program. We would appreciate hearing from you by **March 14th**. The deadline for ad copy is April 4th. Thank you again for your commitment to the Queen's Cup Steeplechase and its charities. We look forward to seeing you at the races!

Sincerely,

Macie Stratton
Executive Director
macie@queenscup.org
704-843-7070

Experience the Thrill of the 'Chase®



The Town of Mineral Springs

Home of
The Queen's Cup

**CONSERVATION
BY DESIGN**

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Agenda Item
#11
March 13, 2014

 North Carolina Wildlife Resources Commission 

Gordon S. Myers, Executive Director

Deer Urban Archery Season Renewal Form

Name of Municipality Town of Mineral Springs
County Union

Participation in the 2015 Season (dates are Jan. 10 to Feb. 14) yes no

It is Wildlife Management policy to provide a complete list of participating municipalities to the hunting public in the *Regulations Digest*.

Please indicate a phone number and/or Internet address for listing in the *2014-2015 Inland Fishing, Hunting and Trapping Regulations Digest*:

Phone 704-243-0505
Internet address www.mineralspringsnc.com

Are there any changes to the map submitted with your participation letter? yes no
If yes, please attach new map to this form.

Signature of Municipality Representative _____

Thank you for your interest in the management of our state's wildlife resources. Please complete and return this form to: Division of Wildlife Management, 1722 Mail Service Center, Raleigh, N.C. 27699-1722 by **April 11, 2014**.

David T. Cobb, Ph.D., Chief
Division of Wildlife Management
(919) 707-0050