

Town Council Members

Valerie Coffey – 2019 ~ Jerry Countryman – 2019 ~ Lundeen Cureton – 2017

Janet Critz – 2017 ~ Bettylyn Krafft – 2017

Town of Mineral Springs
Mineral Springs Town Hall
3506 S Potter Road ~ Mineral Springs
Town Council
Special Meeting
October 13, 2016 ~ 6:00 PM

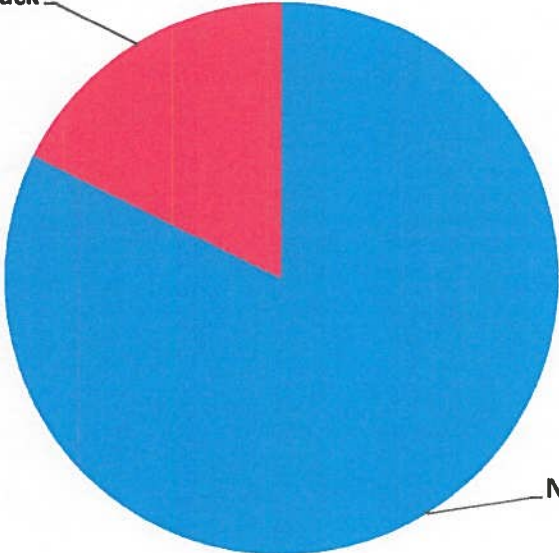
Agenda

1. **Opening**
The meeting will be called to order.
2. **Nuisance Ordinance Survey Results Work Session**
The town council will conduct a work session to clarify and discuss the results of the nuisance ordinance survey.
3. **Adjournment**

Nuisance Ordinance Survey Results

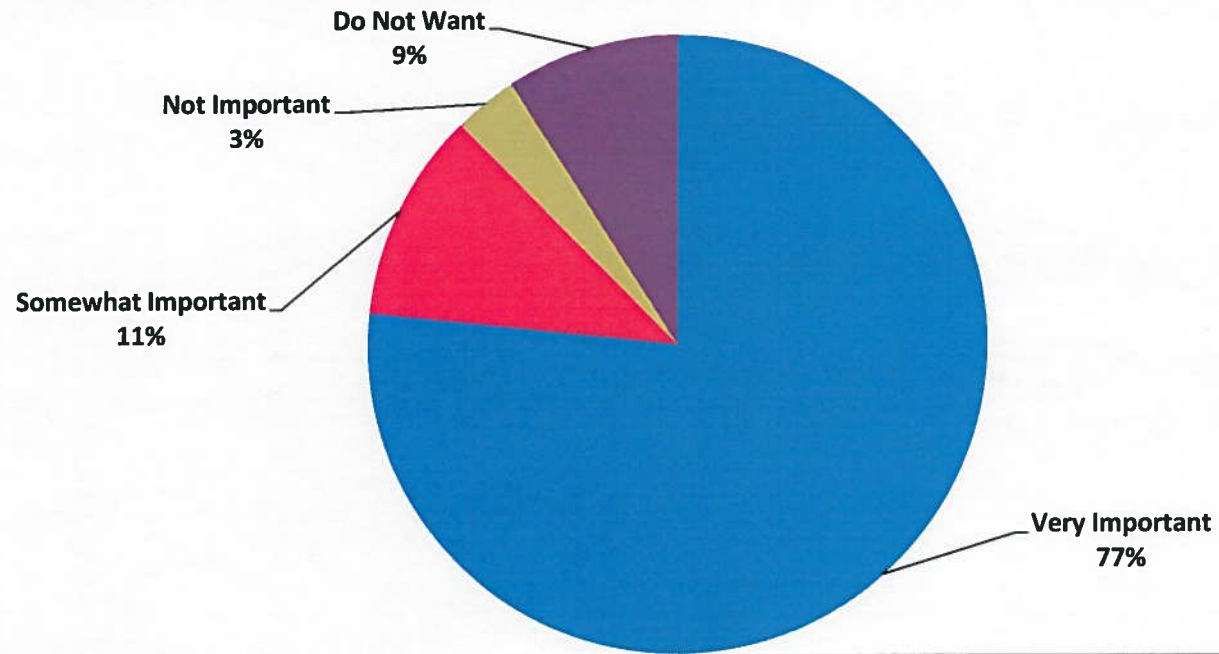
Total of 1032 surveys mailed

Received Back
21.5%

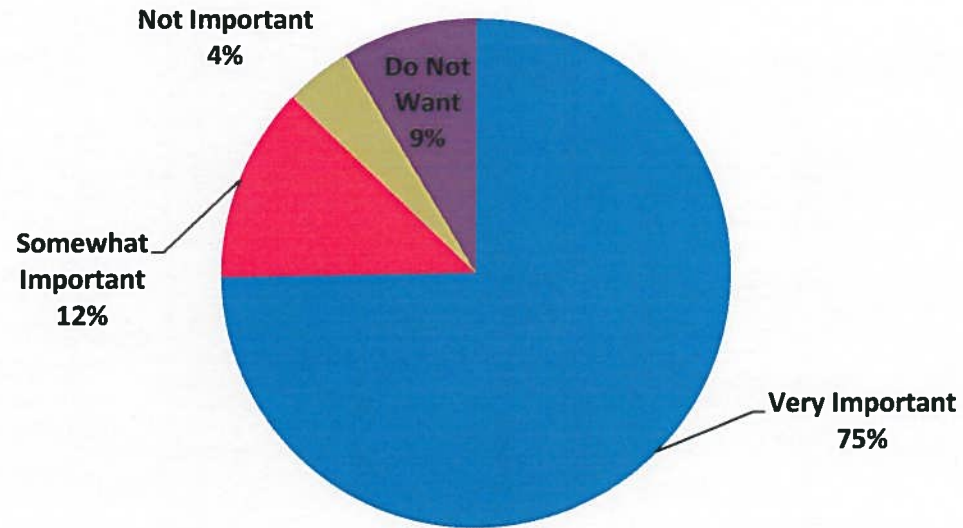


No Response
78.5%

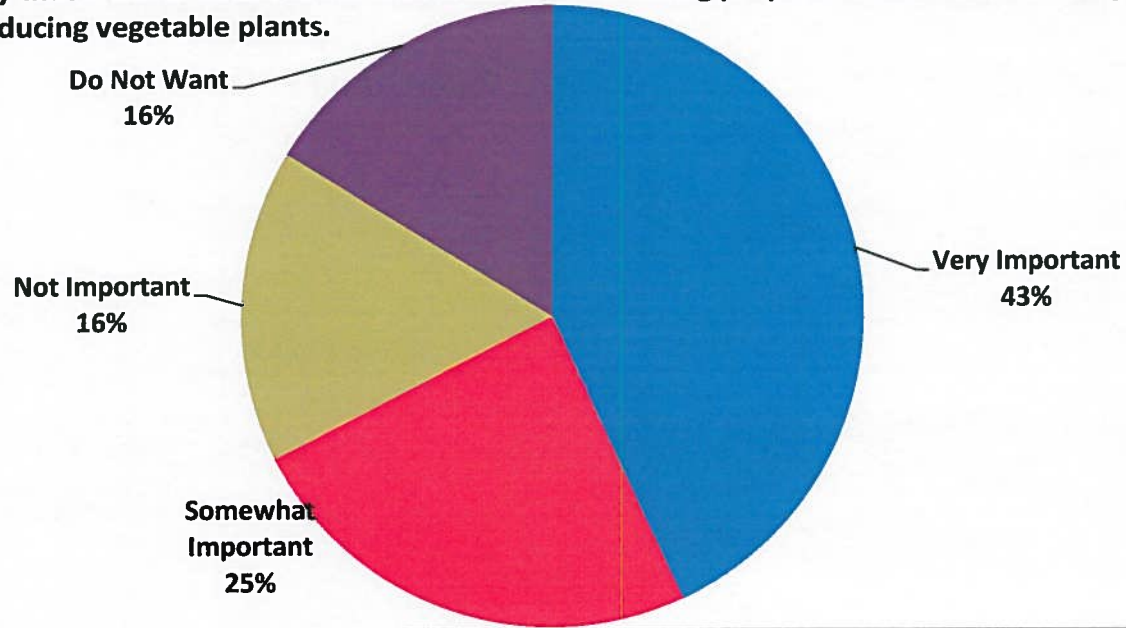
1. Any accumulation of trash, garbage, food waste and other trash which is the result of the absence of, or overflowing of, or improperly closed trash or garbage containers, that attracts or is likely to attract mice and rats, flies and mosquitoes or other pests.



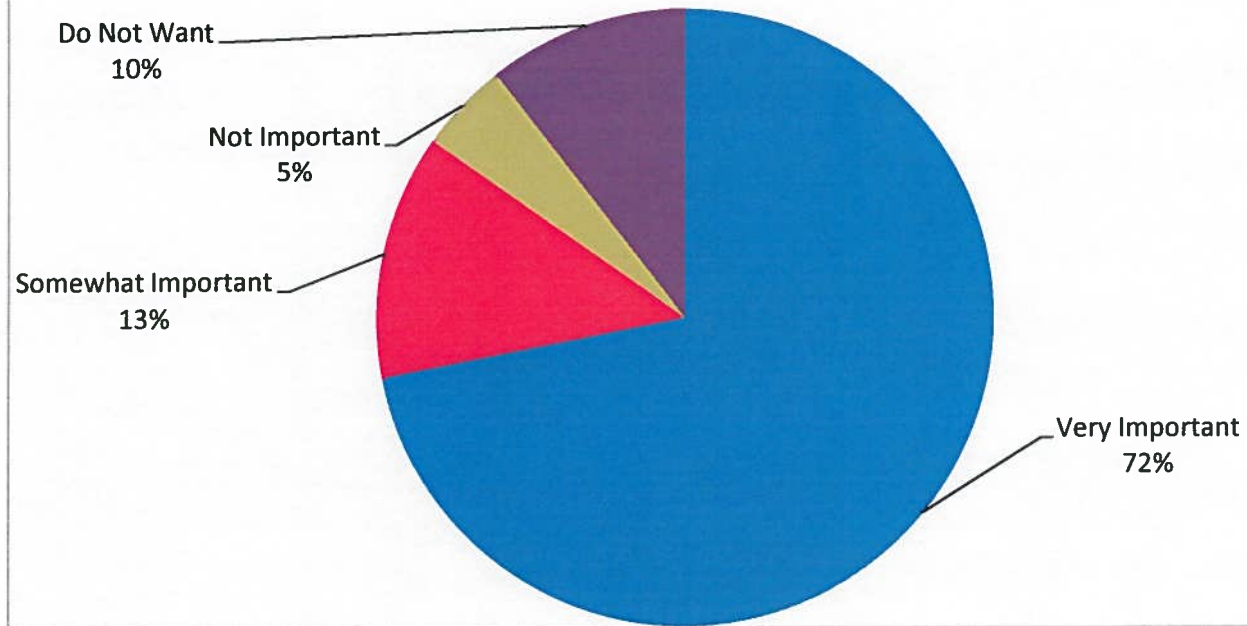
2. An open place, collection, storage place or concentration of combustible items such as mattresses, boxes, paper, automobile tires and tubes, garbage, trash, refuse, brush, old clothes, rags or any other combustible materials collection.



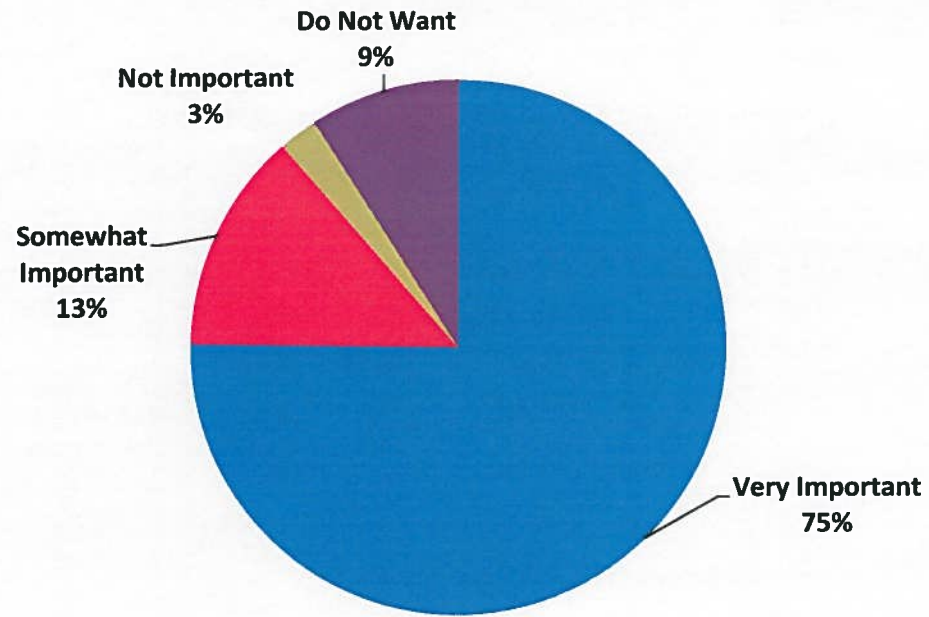
3. Any weeds or other vegetation having an overall height of more than eighteen (18) inches above the surrounding ground provided that the following shall not be considered to be a part of this condition: trees and ornamental shrubs; cultured plants; natural vegetation on undeveloped property that is not a threat to the character of surrounding properties; and flowers and growing and producing vegetable plants.



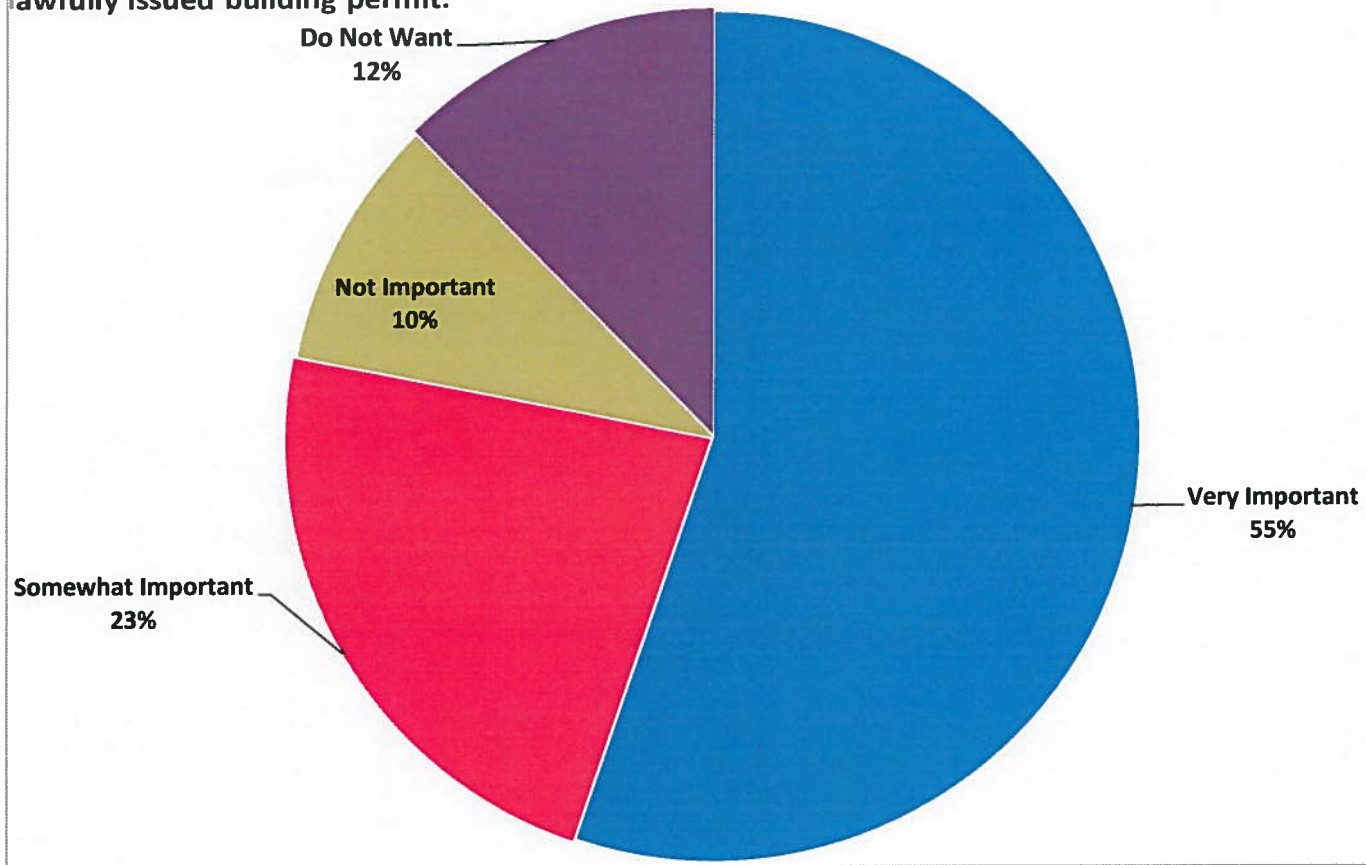
4. An open storage place for old worn out, broken or discarded machinery, car parts, junk, tire rims, furniture, stoves, refrigerators, appliances, cans and containers, household goods, plumbing or electrical fixtures, old rusty metal, fencing materials or other similar materials.



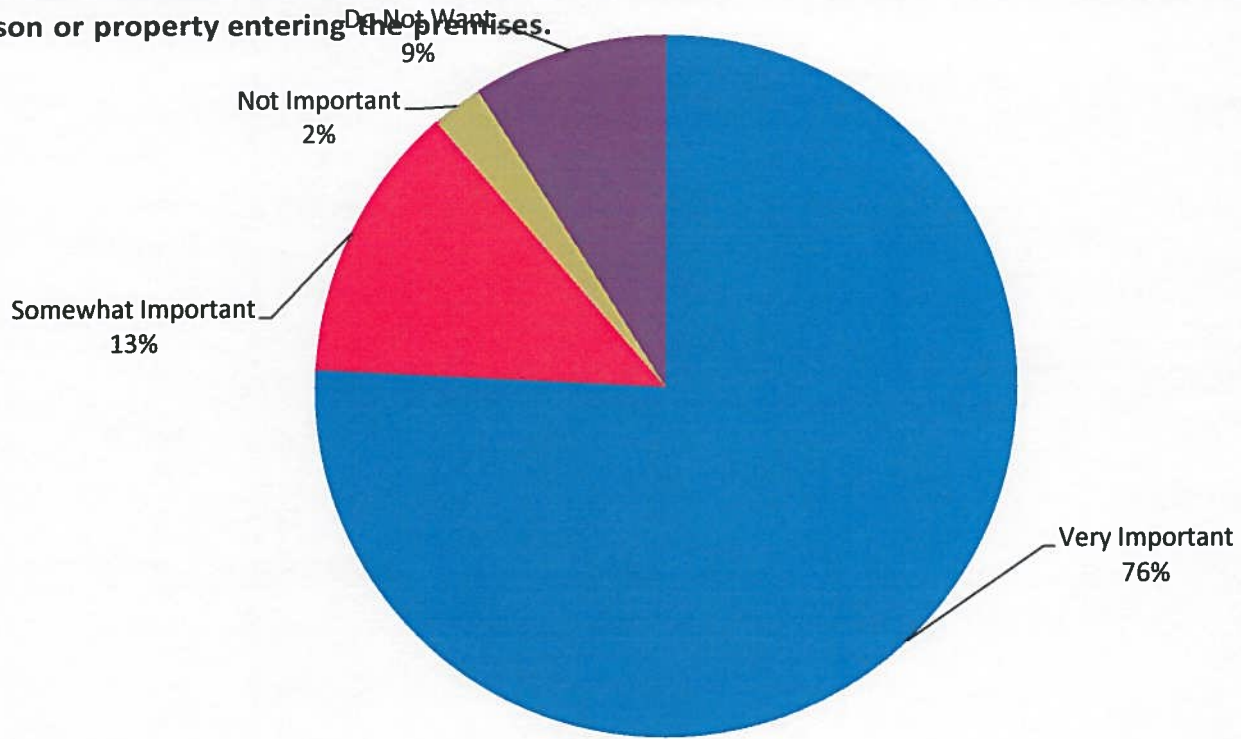
5. Any accumulation of garbage, rubbish, trash, or junk causing or threatening to cause a fire hazard.



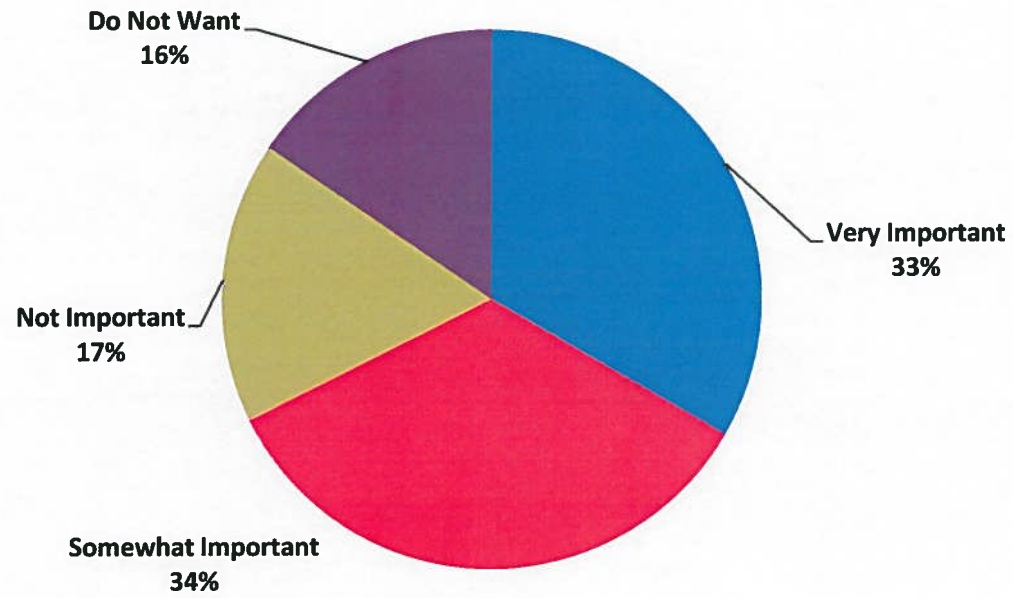
6. A collection place for lumber, bricks, blocks, nails, building hardware, roofing materials, scaffolding, masonry materials, electrical supplies or materials, plumbing supplies or materials, heating and air conditioning supplies or materials or any other type of old or unusable building supplies (especially those with nails, staples or sharp objects and edges) unless such conditions are temporary in nature and caused by a current construction project in progress pursuant to a lawfully issued building permit.



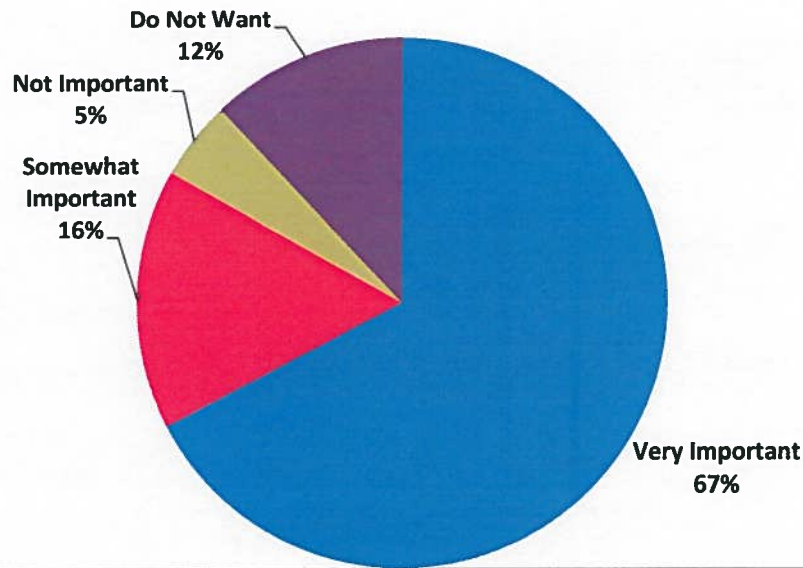
7. Any building or other structure which has been burned, partially burned or otherwise partially destroyed and which is unsightly or hazardous to the safety of any person, is a continuing fire hazard or which is structurally unsound to the extent that the Code Administrator or his designee can reasonably determine that there is a likelihood of personal or property injury to any person or property entering the premises.



8. A collection place for tree limbs, dried brush, dead vegetation, stumps or other decayed wood and materials or other similar rubbish.

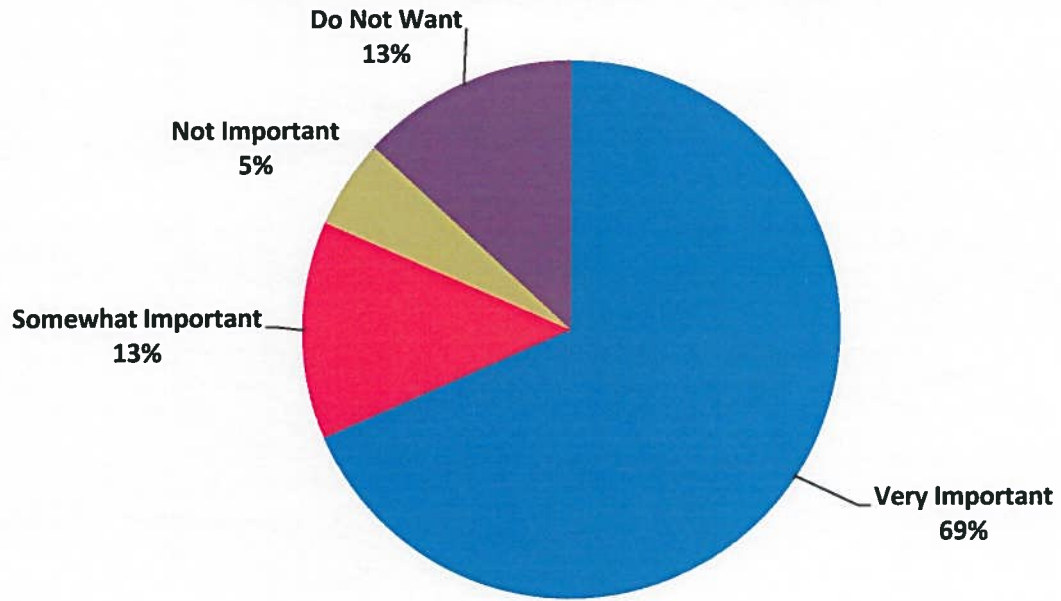


9. Nuisance vehicle: A vehicle on public or private property that is determined and declared to be a health or safety hazard, a public nuisance, and unlawful, including a vehicle found to be:
See below



A breeding ground or harbor for mosquitoes, other insects, rats or other pests; or
A point of heavy growth of weeds or other noxious vegetation which exceeds eight (8) inches in height ; or
In a condition allowing the collection of pools or ponds of water; or
A concentration of quantities of gasoline, oil, or other flammable or explosive materials as evidenced by odor; or
An area of confinement which cannot be operated from the inside, such as, but not limited to, trunks or hoods; or
So situated or located that there is a danger of it falling or turning over; or
A collection of garbage, food waste, animal waste, or any other rotten or putrescent matter of any kind; or
One which has sharp parts thereof which are jagged or contain sharp edges of metal or glass;
Any other vehicle specifically declared a health and safety hazard and a public nuisance by the Town Council.

10. Any condition detrimental to the public health which violates the rules and regulations of the Union County or the State of North Carolina.



Nuisance Ordinance Survey Comments

1. Would like any nuisance issued to be transparent. This should include the person who generated the complaint that became an issued nuisance. A picture of the problem. This information should be accessible from the website. Don't want anonymous people hiding behind the process or abuse. Unreasonable bias.
2. What about noise --- construction sounds early AM & late PM, fireworks, gunshots – also early AM & late PM although I'd prefer them banned 100%.
3. We are not a police group. Sometimes a council can get the idea that they are the court. I do not want to see my community harassed for minor infringements. If this happens --- there is always an upcoming election. Some of this is good but some is too much power grabbing.
4. Consider unleashed dogs as great a nuisance & safety hazard.
5. This is 1825 Shannon Rd. Waxhaw NC. Please, Please send someone to talk to my next door neighbor to take his mountain of trash from his yard. Thanks and God bless.
6. Please, Please, Please --- Mineral Springs is a great place or we would not have so many people moving here. Do something important and stop issuing building permits. Do not become a bureaucratic mess like the rest of Eastern Union County. Keep taxes and traffic LOW.
7. I feel that due to public safety this is a concern. However, I feel we need to weigh this carefully as people with a lot of land may have a little more leeway than people with city lots with neighbors close by.
8. Tear down the house that caught on fire. Let people do what they want on their own land. My family has been here and owned their land for 200+ years. No one has a right to order them around on their own property.
9. Hopefully this will allow for some areas to be cleaned up on hwy 75 between the signal light @ Potter Rd and the fire dept. specifically that have been eyesores and unsightly and hazardous for years.
10. Most of the above examples should relate to residential conditions. Business of agricultural conditions should be considered different. With some limitations. Agricultural, construction and some warehouse examples may have very limited restrictions while retail business and residential would have a stricter ordinance.
11. In a small community we should be able to approach our neighbors and handle between the parties. Do not feel we need additional government controls placed on our property.
12. #10 is redundant. If it is already in a rule or regulation, why would Mineral Springs need to repeat it? Does it not automatically apply since Mineral Springs is in Union County & NC?
13. Don't want to see so much control over people and what they do on their property.
14. Tear down "Old" houses and buildings.
15. Treat each violation as an individual nuisance and work with party and for parties to rectify. Do not "group" violations. Investigate reason/reasons for violations.

16. Clean off the mess in the Square in the town of Mineral Springs.
17. I am less concerned with backyards than front yards. I am also more concerned about situations where kids would explore abandoned unsafe properties that intruding on personal property.
18. If there is someone in Mineral Springs who is unable to mow or clean their property, we as Christians should offer our help not turn them in as a nuisance!
19. They are very important things to worry about today and in the present.
20. The city of Waxhaw has free garbage pickup every spring and fall. If you are concerned about rubbish accumulation the Town of Mineral Springs could offer something similar.
21. It appears there are some who seek control of others. NAZI Germany perhaps? Absolutely no need for this.
22. #10 is way too subjective. "any condition". What condition? Need to define in full. The way this is worded leaves it up to too much interpretation.
23. We still have people that burn trash. This is a larger health hazard than any of your 10 points listed above. Plastic when burned gives off carcinogens which are a huge lung and health problem. Also burning of leaves gives off small particulates which is unhealthy as well. Maybe a fire or offer trash service to these people would clean up the air we breathe. Concerned on Valley Farm Road.
24. Please consider parked motor homes and/or boats in front of or in yard of residential homes as a nuisance as it can cause home values to decrease.
25. If there are issues speak to the owner of the property. We have enough laws, etc. see #10 if there are public health issues they can be dealt with in accordance with county, state federal laws. HOA's also invoke their own rules. Why do we need more government oversight that costs the tax payers more money?
26. Very important!!! Hunting--- right in our back yard. Hunting arrows found in our yard where pets & grandchildren walk and play--- NEED TO SET LIMITS FOR ALL SHOOTING. Nuisance barking and dogs running loose and getting in garbage.
27. Noise including shooting off fireworks, loud music, shooting guns, loud or no muffler on vehicles after 10 PM and before 7 AM.
28. We do feel that the water supply for wells etc. should be protected. It should be noted that households with larger tracts of land should have more say so than residents on smaller tracts of land. 1 acer vs. 5-6 acers.
29. Just keep broken down cars, appliances, piles of trash, etc. off people's front yards. I don't care what they do behind a fence, in their garage or barn, or even in their backyard if it's secluded or private. Give some special attention to Shannon Rd. Thank You.
30. I am very concerned about our town but I may be included in 1 or 2 categories. I will always try (due to being disabled) to keep our town beautiful. Blessings always Joseph Manaco.
31. #8 to accommodate the rubbish (tree limbs etc.) it would be great to have a day every month when the town of Mineral Springs would collect such rubbish. We used to live in a place where they did this on a weekly basis, which encouraged residents to keep their yards tidy.
32. I do not live in a development for this very reason. This sounds like an HOA and I do not want. We live in the country for a reason. People don't like it have them move somewhere else.
33. Trucks parked on the street left overnight with motor running.
34. #10 is really too vague.
35. #10 needs more explanation.

36. Noise, frequent/ongoing gunfire in residential subdivision. Puppy mill or kennel operation at equestrian facility.
37. You are doing a good job. We appreciate your efforts to clean up some major problems in our community.
38. Election signs after election. Subdivision signs at intersections should be limited (home builder signs). Lack of vegetation buffer and trees on subdivisions. We should require more. This is a rural community. Do we want to lose our rural feel? Need more beautification ordinances than we have. Stricter planning and zoning requirements.
39. Please do something about the unsightly mess along highway 75.
40. LEAVE EVERYTHING ALONE! DON'T CHANGE A THING!
41. I feel the town does NOT need such an ordinance. If I wanted to live in an area where others can "police" my property I would move to Charlotte or to an HOA neighborhood. As there is already enough government reach into everyone's lives, I see it as none of their business should I have a brush pile, leftover construction materials or a project vehicle on my private property. Lastly the wording of this survey will push most residents to agree to its content because who is going to say they want rats and fire hazards.
42. There are several properties on Shannon Road, which would be in violation of most of these points. Total eye sore!
43. Please use common sense.
44. Always remember and never forget—every time government increases, freedom is diminished. The expense of increased oversight must be considered too. Also, how many of these "nuisances" are already covered by county ordinance? Does the county have jurisdiction?
45. I moved to Mineral Springs to get away from HOA's, regulation, etc. I don't believe any of these listed items presents a problem, no new regulations!
46. Too many rules/regulations already!
47. We need to stack our firewood (neatly, out of the way). Ragged carports, washing machine parts, etc. makes the yards look like a junk yard, (salvage yard) NOTE: Shannon Road (Between Pleasant Grove and Waxhaw Indian Trail)
48. It is time the town do something to get the properties on Hwy 75 cleaned up or torn down.
49. If a nuisance ordinance is approved, adding time frames to how long the nuisance has been visible before violations are noted for new issues that come up.
50. Dogs barking or aggressive nature towards your neighbors. Homes also that look unkempt. Bad for property values.
51. There are several buildings in the downtown area that demolition and removal are a necessity for the health and safety of our community. How can we attract commerce if our community does not act in cleaning up these areas?
52. We need to get the main Mineral Springs area in red light area taken care of, as it looks run down a little with the old house falling. Store front looks nice let's fix the rest to match.
53. Thank you! Also while I appreciate the recent road repair, it would be great if we could get these entire roads paved and not constantly patched.
54. Thank you for these questions. Bernadine Krauss, PO Box 56, Mineral Springs, 4126 Potter Road S.
55. I believe it is very important to the future of Mineral Springs to adopt this nuisance ordinance. Thank you for your efforts!

56. Very thankful for this survey. These issues definitely need to be addressed.
57. Set aside a day for Mineral Springs clean up.
58. Recycling bins for the Mineral Springs area.
59. I feel that all of the said things or point listed above are very important towards the safe and hazardous conditions in our neighborhood and town should be included in the nuisance because it will help beautify our town and neighborhoods. We have property in front of our door that is simply an eye sore and should be torn down because it takes away the beauty of our neighborhood causing a complete eye sore in the community. Even up town there are buildings and old houses that should be torn down.
60. There are many homes on Shannon Road that have a collection of washing machines, dryers, lawn mowers, etc. not only is this unsightly but also brings down property values for other residents.
61. Need leash laws for domestic animals!! This is a huge issue in neighborhoods with people allowing their dogs to run loose constantly.
62. Give landowners 90 days to clean up old houses and old store buildings and clean up lots.
63. This has been needed for years. Thanks for finally doing this. Shannon Road is terrible. Such an embarrassment when I have out of town guest come to visit and have to go this way to get to my house.
64. This has been an issue in our community. Our community would greatly benefit from people have to clean up their unsightly property. This would make Mineral Springs a better place to live.
65. I would prefer the height regulation from question 3 to be 24 inches. I'm also concerned about #8. There should be a consideration for composting and/or legal burning of debris.
66. This ordinance is long overdue. If passed it must also be strongly enforced with consequences if not followed.
67. There are already a lot of properties that look like a nuisance in this town. I'm so glad you are finally doing something about this. I'm sick of our town looking like a dump site every time I drive through it. Can't wait for change, finally.
68. Move the barber shop into one of the new buildings then tear down that building, to old grocery store, and the three abandoned houses. That whole section is an eye sore. Also tear down the abandoned house beside the little church. Old places are great as long as it is maintained. If it isn't it becomes and eye sore. Need to address the number of old cars at houses also. If only 2 drivers, why do they need 10 cars that don't run.
69. Forestgreen need to stop loud music and needs speed limits signs or speed humps. Jeff, Joyce Lemmonds 6618 Forestgreen Dr.
70. Mineral Springs is a great little town to live here, but (buildings) small old housed and old store falling down is very bad to look at. Now that one of them burned is it going to stay that way. It's so ugly to look at and safety of other is going into them like a lot of kids do go in them. They need to be knocked down cleaned up.
71. I think the nuisance ordinance would be beneficial. There are a lot of "eye sores" which drag down the look of our beautiful community.
72. Make residents get rid of their junk cars that have been sitting in their yard for sometimes years. Ask sheriff's department to be more on the lookout for litters. They could make a lot of money in this town if they tried.

73. Our focal point of the town is a horrible situation. The burned home is a danger and a safety hazard because of possible animals moving in and the growth around it. This is a first impression of our town. The unoccupied building (Todd's Grocery) is an eye sore and animals may take up residence and cause problems for the surrounding businesses.
74. I gather that a couple of these will effectively rid us of the fallen down houses within the Town of Mineral Springs. As such I would whole heartily agree. Cost of demolition can be added to their tax bill for that year.
75. Start with Todd- Wrape property. It's disgraceful. Takes so much from the town.
76. Item #1 exempt kept up compost bins. Item #5—should be limited to a size. Item #8—up to a certain size and time limit. Item #10 – definition and examples of detrimental to public health.
77. Long overdue! Mineral Springs need to clean up its properties—visually some places look horrible. Burned out buildings, decaying structures. The town needs a good cleaning! Trash containers need to be brought in from curb side. Town should sponsor a town trash clean up and haul away.
78. This is a very beautiful area. We need these ordinances. I have seen many homes that don't care about this land in Union County. One home collects old washing machines. It's so bad to drive through this beautiful land and see this trash.
79. Talking with the county about the people along Shannon Road who have the above situations in their yards.
80. Barking Dogs!!! Continual barking of my neighbor's 5 dogs. The cops hate me for call at least 1,000 times. (no bark law) they tell me!!!! Please, I beg you, let's do something about this terrible nuisance. It gave me high blood pressure. No bull
81. I hope we adopt a nuisance ordinance.
82. We do need to do something sooner than later. Our uptown is an embarrassment to our town. Let's make owner responsible.
83. Shannon Road--- washers, dryers, propane canisters, old campers, trash. CLEAN IT UP!!!
84. Why not add unregistered vehicles. No plates, sitting in back yards. Junk
85. These changes are required to make Mineral Springs a desirable place to live.
86. Just got it done.
87. Thank you for taking the steps to make Mineral Springs a beautiful town to call home.
88. Get rid of old dilapidated buildings and houses on 75 in town
89. Do not want thing to be so censored that we as property owners do not have freedom to have things on our property.
90. Dogs should be controlled by owners, to stay on their own property. (Not a leash law). This would be a penalty for those who knowingly and regularly allowed their animals to freely wonder. Also dog walkers should clean up after their animal's defecations in neighbors and remove it to acceptable location
91. The nice thing about Mineral Springs is the feeling of property and freedom to personal property rights. We live in a nice house with a clean yard but government's role is not to govern how people live. Move to Waxhaw to get that and leave the junk people alone. As long as I don't have to live there, let them be. ☺
92. Sometimes land is being cleared or tree fall and left to dry out so they can be used for firewood.
93. How about having a special pick up 1 or 2 a yr. What about loud music, dogs constantly barking, by a county trk (with swearing in it). #9 my problem with is 3 cars of the same type, I tries to put

up a recycled garage, wasn't a loud to because of square footage issues & with my portable building, they are all behind the face of the house. Didn't know my backyard was public territory when my neighbor bought his house this attitude was he didn't have to buy the house if didn't like the surroundings.

94. We don't need to be policed, so we have enough rules I didn't move here to be treated like I live in a HOA. I would have bought a house in a development if I wanted the rules or to police someone.
95. We moved to the "country" over 20 years ago and bought a home here so we could do what we wanted with "our" property. Possibly have some of these ordinance downtown (75) since those are businesses mainly and are representative of the community. I am not fond of the idea that a neighbor can not like a stack of wood etc. on "my" property and send someone to my home to investigate and decide whether that can be on my personal property!!! If I wanted this I would have moved to a community in the city with a HOA to dictate everything on my property.
96. (1) The Hazard of ABOVE ground swimming pools NOT fenced & gated. (2) Also – Abandoned Fire Hazard Houses & Bldgs Being Required TO Demolish. AWFUL! (3) What about Mineral Springs adopting a Leash Law for Dogs – I'm tired of being chased!