

GOALS, OBJECTIVES, AND STRATEGIES

What follows is a series of goals, recommendations and actions that reflect the themes outlined in the Mineral Springs Vision Plan (incorporated into this document as Appendix A), prepared by the University of North Carolina at Charlotte and adopted by the Town Council in May, 2006. Along with Mineral Spring's Future Land Use map, they build the framework on which land use decisions should be made in Mineral Springs in the future.

Land use planning is dynamic rather than static. Thus, as existing conditions, public sentiment, or Town needs change in the future, so should the Town's Land Use Plan. It is therefore important that Town officials keep abreast of these issues and ensure that the Land Use Plan remains reflective of the goals and aspirations of the Town of Mineral Springs.

The following are definitions of goals, objectives, and actions and how they are to be employed by the Town upon Plan adoption:

Goals. Goals are the broad public purposes toward which objectives and policies are directed. Generally, more than one set of actions (i.e., strategies) may be needed to achieve each goal. In this Plan, goals are phrased to express the desired results of the Plan.

Recommendations: A recommendation supports and describes how the stated "goal" will be achieved.



Land Use Plan



Actions. Actions are individual tasks which taken together, will enable the Town to achieve its goals. Actions are specific implementation measures.

The following is a list of goals, recommendations, and actions that were developed by the Planning Board (using the Vision Plan as a guide), and adopted by the Council. They have been organized in five major categories:

1. Town Center
2. Residential Land Uses
3. Non-Residential Land Uses (outside of Downtown)
4. Open Space and Environmental Issues
5. Community Image



Town Center

GOAL: To develop Downtown Mineral Springs as a unique retail, service, cultural, governmental and mixed-use residential hub to serve the citizens of the Town.

Recommendations:

1. Limit new retail development to the downtown area, rather than spreading it along Highway 75.

ACTION

Amend the Zoning Map to limit retail-inclusive zoning districts to the downtown area, as defined on the Future Land Use Map as "Downtown Mixed Use".

2. Encourage a mix of commercial and residential uses in the downtown area.

ACTION

Designate a portion of the downtown for higher density single-family detached housing (approximately five dwelling units per acre).

Allow residential dwelling units on the second story of retail establishments.

3. Create a downtown area that accommodates the automobile, the pedestrian and the cyclist.

ACTION

Amend the Zoning and Subdivision Ordinance text to require sidewalks both within and along the streets bordering shopping areas.





Amend the Zoning and Subdivision Ordinance text to require connectivity between neighboring commercial developments.

Amend the Zoning Ordinance to require bicycle parking in downtown developments.

Allow on-street parking to encourage slower speeds and to provide a buffer between moving motor vehicle traffic and pedestrians along a sidewalk.

4. Provide amenities associated with a traditional downtown.

ACTION

Amend the Zoning and Subdivision Ordinance text to require:

- sidewalks on both sides of residential streets
- curb and gutter
- Street trees
- Green strips between curb and sidewalk

5. Because public gathering spaces are essential to town centers, the area should include public uses including, but not limited to, a town hall, library, community center and town green.

ACTION

At the appropriate time, work on public-private partnerships to develop such places.

6. Be sure that new development has the look of traditional downtowns.

ACTION

Review the current downtown overlay to be sure that it appropriately addresses all necessary features of the downtown, including design guidelines and parking regulations.

7. Allow the Town to have more control over individual developments within the downtown area.

ACTION

Adopt Conditional zoning. Conditional Zoning Districts allow 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 development of these uses cannot be predetermined or controlled by general district standards.

Residential Neighborhoods

GOAL: To provide a variety of lot types and housing opportunities for the citizens of Mineral Springs, while maintaining open space and rural character in the outlying areas of town.

1. Reduce the pressure for development on rural sites on the outskirts of town by allowing denser, medium and small-lot single family housing on sites nearer to the Town Center.

ACTION

As mentioned above, designate a portion of the downtown for higher density single-family detached housing (approximately five dwelling units per acre).

Amend the Zoning Ordinance and Zoning Map to provide an area within walking distance of the Downtown (approximately 1/3 mile, as designated on the Future Land Use map as "Urban Traditional") for traditional neighborhood development of approximately two to three dwelling units per acre. (The Urban Traditional designation will also apply to existing higher density neighborhoods.)





Amend the Subdivision Ordinance to require sidewalks on both sides of the street, curb and gutter, street trees, green strips between curb and sidewalk and connectivity between subdivisions for all residential subdivisions within this area. These standards shall only be required within the Town Center and downtown residential areas.

2. Allow for a variety of very low-density "rural" subdivision types outside of the downtown and downtown residential areas in the area designated on the Future Land Use Map as "Agricultural Residential". The overall density of these various subdivision types shall not exceed one dwelling unit per two acres. The minimum lot size shall not be less than 40,000 square feet.

ACTION

Amend the Zoning Ordinance and Zoning map to create a single district to accommodate the following subdivision types:

- Farmhouse Group – This type of subdivision contains a maximum of six houses on very large lots groups together around the head of a single private drive. The density in a Farmhouse Group shall not exceed approximately one house per 20 acres. No street connectivity is required within adjacent developments.
- Rural Subdivision – This type of subdivision can accommodate one house per 5-20 acres. Limited street connectivity is required.
- Large-Lot Subdivision – This subdivision type can accommodate one house per 3-5 acres. Limited street connectivity is required.
- Conservation Subdivision – the subdivision type provides an overall density of one house per two acres. However, the lots are grouped together on smaller lots in order to preserve

large tracts of permanently protected open space, as agreed upon by the Town. Primary features to be preserved include Viewsheds (particularly those identified in the Vision Plan), rock outcroppings, wetlands, and natural drainage areas.

- Traditional 2-acre lots will be allowed when the “parent tract” is no larger than six (6) acres
- 3. Accommodate existing residential subdivisions.

ACTION

Existing subdivisions should be zoned as closely as possible to their platted lot size.

4. Provide an area for low density residential along portions of Potter, Pleasant Grove and Crow Road to serve as a transition between higher and lower density areas. These areas are designated on the Future Land Use map as “Rural Residential.”

ACTION

Amend the zoning map to designate such areas as R-60, with an allowance for conservation subdivisions.

Non-Residential Land Uses Outside of the Town Center

GOAL: To encourage a variety of non-residential land uses which will be aesthetically pleasing, add long-term economic benefit to the community and which will not ultimately lead to commercial sprawl.

1. Concentrate light industrial development along Highway 75 at the outskirts of town, as shown on the Future Land Use map.



2. Encourage "business campuses" along Highway 75 in the area designated on the Future Land Use Map as "Highway Corridor". (Residential uses will continue to be allowed along this corridor as well.)

ACTION

Amend the Zoning Ordinance to include "Campus Business." This type of zoning allows the development of corporate office campus, institutional, and light industrial uses. Because of the presence of a high number of employees, these developments should be designed in a manner that is pedestrian friendly. Because of the significant impacts certain interior Business Campus district uses have on the community in size and layout, such developments shall be permitted only through the Conditional District zoning process.

3. Minimize the impacts of business and industrial uses on neighboring uses.

ACTION

Review and strengthen screening requirements.

Review minimum lot sizes for industrial uses.

Open Space and Environmental Issues

GOAL: To maintain Mineral Springs' high quality of life by providing for the protection of open space throughout the community and proactively protecting and enhancing the community's natural assets and environmental features.

1. Provide for open space throughout the community.

ACTION

Establish standards for the type and nature of natural features to be preserved within the Agricultural and Rural Residential planning areas and assure that these features be preserved during the planning process.

Adopt a greenway plan that includes protected stream corridors wherever possible.

Make provisions for "pocket parks" and other appropriate open space areas in the Town Center.

Retain provisions for dedication of open space or "fee in lieu" where appropriate.

2. Ensure the protection of trees during the development process.

ACTION

Adopt a tree ordinance that prevents clear-cutting during the development process and provides for the preservation of large stands of trees.

3. Protect water quality within the Town.





ACTION

Adopt storm water design guidelines similar to those adopted by Mecklenburg County and provide engineering review for all submitted stormwater plans.

Analyze current floodplain regulations to determine whether they provide enough protection for streams. Investigate alternative methods of stream protection such as those used in Mecklenburg County.

Community Image

GOAL: To insure that Mineral Springs' small town charm, rural heritage and scenic vistas are preserved for future generations.

1. Maintain the Town's equestrian-related status within the region.

ACTION

Ensure that adequate equestrian facilities (such as trails) are provided throughout the community, through collaboration with private entities and other means.

Encourage appropriate equestrian-related businesses as conditional uses within all areas of the Town.

Investigate equestrian based zoning to be included in the Agricultural Residential planning area.

2. Because the Queens Cup Steeplechase is an integral part of the Town of Mineral Springs, the area around the event grounds should be protected.

ACTION

A portion of the area around the Steeplechase site will be designated as Agricultural Residential. If these properties develop as conservation subdivisions, the area abutting the Steeplechase property should be preserved as open space.

Any conditional district rezonings in the Town Center must provide a buffer between higher intensity uses and the Steeplechase site.

3. Preserve the Town's farming heritage.

ACTION

Investigate methods of farmland preservation to retain working farms within the Town.

4. Allow the Town to have more control over individual developments.

ACTION

Adopt Conditional zoning. Conditional Zoning Districts allow 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 development of these uses cannot be predetermined or controlled by general district standards.

5. Plan for an aesthetically pleasing Highway 75 downtown corridor, recognizing that this area will be a primary focus of the Town.



**ACTION**

If Highway 75 is improved and expanded to four lanes, the Town should consider requesting a planted median strip and a maximum speed limit of 35 mph.

6. Ensure proper maintenance of the existing housing stock.

ACTION

Investigate adopting a minimum housing code that could be enforced through a contract with Union County.

7. Ensure that the Town's regulations continue to provide the most effective and efficient means for the achieving all of the Town's goals.

ACTION

Establish a system for periodic review of Town ordinances to be sure that they are as up-to-date and effective as possible.

Land Use	Description
Urban Traditional	This area is within approximately a third of a mile of the downtown mixed use area. The density will be approximately two to three dwelling units per acre. Developments in this planning area will require sidewalks on both sides of the street, curb and gutter, street trees, green strips between curb and sidewalk and connectivity between subdivisions. The designation also applies to areas with existing platted lots of less than 40,000 square feet.
Rural Traditional	This category applies to areas where most of the lots and parcels are already platted for lots of approximately 40,000 square feet, in accordance with the Town's current Residential (R40) zoning regulations.
Rural Residential	This planning area will have lots of approximately an acre and a half and will serve as a transition between the traditional neighborhood areas and the rural residential areas.



Agricultural Residential	<p>Most of this area has not been platted. Town will encourage the creation of rural conservation types, including:</p> <ul style="list-style-type: none"> • Farmhouse Group – This type of subdivision contains a maximum of six houses on very large lots groups together around the head of a single private drive. The density in a Farmhouse Group shall not exceed approximately one house per 20 acres. No street connectivity is required within adjacent developments. • Rural Subdivision – This type of subdivision can accommodate one house per 5-20 acres. Limited street connectivity is required. • Large-Lot Subdivision – This subdivision type can accommodate one house per 3-5 acres. Limited street connectivity is required. • Conservation Subdivision – the subdivision type provides an overall density of one house per two acres. However, the lots are grouped together on smaller lots in order to preserve large tracts of permanently protected open space, as agreed upon by the Town. Limited street connectivity is required • Traditional 2-acre lots will be allowed when the "parent tract" is no larger than six (6) acres.
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Downtown Mixed Use	This area is intended to become a unique retail, service, cultural, governmental and mixed-use residential hub to serve the citizens of the Town. The area will include densities of up to five dwelling units per acre. This area should contain all amenities associated with a traditional downtown, including (but not limited to) sidewalks, street trees and curb and gutter. All development will be approved using the Conditional zoning process.
Light Industrial	This district is established to provide for general industrial and warehousing operations, which shall be operated indoors in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential and business districts, including manufacturing, processing and assembling of goods, product distribution facilities, and a broad variety of specialized commercial and industrial operations.
Highway Corridor	This area allows the development of corporate office campus and institutional uses. Because of the presence of a high number of employees, these developments should be designed in a manner that is pedestrian friendly. Because of the significant impacts certain interior Business Campus district uses have on the community in size and layout, such developments shall be permitted only through the Conditional District zoning process.

