



Town of Mineral Springs

TWENTY-FOURTH EDITION

NEWSLETTER

FEBRUARY 2017

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Schedule of Events:

- March 9, 2017 - 7:30 p.m. Town Council Meeting and Public Hearing*
- March 27, 2017 - 7:00 p.m. Planning Board Meeting*
- April 13, 2017 - 7:30 p.m. Town Council Meeting*
- April 24, 2017 - 7:00 p.m. Planning Board Meeting*

Email Notifications

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

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

Proposed Nuisance Ordinance

In January of 2016, the Mineral Springs Town Council began working on the possibility of implementing a Nuisance Ordinance. In March of 2016, the Town Council reviewed a long list of possible nuisances, which was supplied to the town by N-Focus Planning & Design, Inc. out of Kansas City, Missouri. In April of 2016, Mr. John Ganus of N-Focus came to the town and made a presentation on the “nuts and bolts” of a Nuisance Ordinance. In May of 2016, the Town Council instructed the town clerk to prepare a draft survey that would go out to all residents of Mineral Springs seeking public input on whether or not the Town Council would continue working toward implementing a Nuisance Ordinance. In October of 2016, the survey results were presented to the Town Council at a work session prior to their regular meeting. The Town Council determined there was a need to continue pursuing the adoption of a Nuisance Ordinance based on the survey results. In November of 2016, based on the survey results, the Town Council determined they would move forward with seven of the ten possible nuisances and had N-Focus Planning & Design prepare a draft Nuisance Ordinance for their consideration. In December of 2016, the Town Council reviewed the draft Nuisance Ordinance and made an

amendment to it. In January of 2017, the Town Council approved the draft Nuisance Ordinance and requested town staff to prepare a policy for how the town would receive complaints. In February of 2017, the Town Council approved the draft Nuisance Ordinance, the draft policy on receiving complaints, an agreement with N-Focus Planning & Design, Inc. to enforce the Nuisance Ordinance (if it was officially adopted) and called for a **Public Hearing on March 9, 2017 at 7:30 p.m. at the Mineral Springs Town Hall located at 3506 S Potter Road** to receive input from town residents on the adoption of the Nuisance Ordinance.

The list of offenses in the proposed Nuisance Ordinance are:

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 & rats, flies & mosquitoes or other pests.
2. An open place, collection, storage place or concentration of combustible items such as mattresses, boxes, paper, automobile tires & tubes, garbage, trash, refuse, brush, old clothes, rags or any other combustible materials collection, which are threatening to cause a fire hazard.
3. Any weeds or other vegetation having an overall height of more

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than twenty-four (24) 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 & producing vegetable plants, including hay production.

4. An open storage place for old worn out, broken or discarded machinery, car parts, junk, tire rims, furniture, stoves, refrigerators, appliances, cans & containers, household goods, plumbing or electrical fixtures, old rusty metal, fencing materials or other similar materials.
5. A collection place for lumber, bricks, blocks, nails, building hardware, roofing materials, scaffolding, masonry materials, electrical supplies or materials, plumbing supplies or materials, heating & 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. Exception: In any case where the conditions identified in this subsection are located in the rear yard and entirely concealed from public view from a public street and/or abutting premises by an acceptable barrier such as a wall, a privacy fence, or vegetative barrier providing for complete concealment of the conditions and where such conditions do not cause further violation of any other subsection as described herein Section (B). Further, the storage of such materials, supplies, equipment, and similar items inside a completely enclosed building will not be considered in violation of this ordinance. The Code Administrator shall have the authority to determine whether such concealment is adequate as required by this provision.
6. 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 deter-

mine that there is a likelihood of personal or property injury to any person or property entering the premises.

7. 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:
 - ◆ 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 twenty-four (24) 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; or
 - ◆ Any other vehicle specifically declared a health & safety hazard and a public nuisance by the Code Administrator.

The Proposed Nuisance Ordinance in its entirety can be viewed online at www.mineralspringsnc.com, a digital copy can be requested via email (mrvickybrooks@aol.com) or you may stop by town hall to review it.



Proposed Nuisance Ordinance

FAQ's

What is a nuisance ordinance? *It defines, prohibits, regulates, or abates acts, omissions, or conditions, detrimental to the health, safety, or welfare of citizens and the peace and dignity of the town.*

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Why does the Town of Mineral Springs need a Nuisance Ordinance? *In the interest of public health and safety, the town has determined there are areas that meet the requirements of being deemed nuisances that need to be addressed.*

My neighbor's yard looks like a junk yard. How will this Nuisance Ordinance remedy the situation? *If the areas of "junk" meet the requirements of the nuisance ordinance, the code enforcement administrator will work with the resident in getting the issue resolved.*

How will I file a complaint? *Complaints will be accepted by phone call, written notification, email, petition, or by filling out a citizen complaint form. You can call the town hall at 704-243-0505, mail to Town of Mineral Springs - P.O. Box 600 - Mineral Springs, NC 28108 or email msvickybrooks@aol.com. If and when the proposed nuisance ordinance is officially adopted information will be provided on the town website at www.mineralspringsnc.com.*

If I file a complaint, will my neighbor know that it was me? *The town has determined they will allow complaints to be filed anonymously. Residents submitting complaints under the Nuisance Ordinance by email are subject to the North Carolina Public Records law; therefore, all information contained in the email is subject to public view.*

Will the Code Enforcement Administrator be riding around town looking for violations of the Nuisance Ordinance? *The code enforcement administrator will **not** be driving around the town looking for violations. Investigations will only be prompted when a complaint has been received.*

I notice many areas of the town that appear to be a violation of the Nuisance Ordinance; however, nothing is being done to rectify the situation. *The town policy is that only violations reported to the town will be investigated; therefore, it is possible there has not been a complaint filed to cause an investigation.*

Will this Nuisance Ordinance get rid of rundown buildings, barking dogs, burning of trash, etc.? *No, those types of issues are not covered by this Nuisance Ordinance, only the seven nuisances listed are covered.*

Mineral Springs 4th Annual Festival

Saturday,
September 9, 2017
10:00 a.m. to 4:00 p.m.

Spaces are available for craft vendors; the fee for a 10 x 10 space is \$25.00.

Would you like to be a "sponsor" of our festival? Sign up early to be published in the next two newsletters.

Please contact Vicky Brooks at 704-243-0505 ext. 221 or 704-289-5331 or email at msvickybrooks@aol.com for more information.

Our Sincerest Appreciation Goes Out to the Sponsors of the Mineral Springs Third Annual Festival on September 10, 2016

\$250 Sponsors

- Union Power Cooperative
- Patterson's Self-Storage
- Prism Properties & Development
- Brewer-Hendley Oil Company

\$150 Sponsors

- Charlotte Steeplechase Association, Inc.
- Jerry Countryman

\$50 Sponsor

- Bonita's School of Ballet

\$25 Sponsor

- Stonebridge Golf Club



*Mineral Springs Welcomes a
New Business to Town!*



\$ Central

Now Offering Everyday Essentials.....
**Household Items, Health/Beauty Items, Birthday
Cards, Balloons, Etc.**

Hours of Operation

Monday - Friday: 9:00 a.m. - 8:00 p.m.
Saturday: 10:00 a.m. - 8:00 p.m.
Sunday: 10:00 a.m. - 6:00 p.m.

Address

5910 Waxhaw Highway, STE-C
Mineral Springs, NC 28108

Phone

704-256-7076

"Independently Owned and Locally Operated"

**Volunteer to be a
Board of Adjustment
Member/Alternate**

The Board of Adjustment hears and decides appeals from decisions made by the Zoning Administrator and decides appeals that require interpretation of the Zoning and Subdivision Ordinances. This board meets on the fourth Thursday of the month at 7:30 p.m. when necessary. Please contact the town at 704-243-0505 for further information and to request an application.

Planning Board Volunteers Needed

The Mineral Springs Town Council has expanded the number of Planning Board members from five to seven and is seeking qualified applicants to fill those positions.

The primary objective of the Planning Board is to develop and maintain a continuing, cooperative planning program to benefit the residents of the Town of Mineral Springs.

The purposes of the Planning Board are to make studies of the Town and its environs; to determine objectives to be sought in the development of the areas under study; to prepare and recommend plans for achieving these objectives; to develop and recommend policies, ordinances, administrative procedures and other means for carrying out plans in a coordinated and efficient manner; to keep the Mineral Springs Town Council advised as to these matters; to review and make recommendations to the Town Council regarding proposed changes to the Mineral Springs Zoning/ Subdivision Ordinances and Mineral Springs Land Use Plan; and to perform any other related duties contained in the Mineral Springs Zoning Ordinance or as directed by the Mineral Springs Town Council.

The Planning Board meets on the fourth Monday of each month at 7:00 p.m. at the Mineral Springs Town Hall.

If you are interested in volunteering for the position, please contact Vicky Brooks at 704-243-0505 ext. 221 or 704-289-5331 or by email at msvickybrooks@aol.com to obtain an application.





Union County Trash Disposal and Recycling Services



While Mineral Springs does not provide solid-waste services, Union County provides several different opportunities for residents to dispose of household trash, larger “junk” items (including appliances), and recyclable materials. “**Convenience Sites**” serve your basic household trash and recycling needs. The closest convenience site is located at 3214 Parkwood School Rd, Monroe, NC 28112 (next to Parkwood High School). It is open Tuesday-Thursday-Saturday from 7AM – 7PM.

Bagged household trash:

- 13-gallon bag (kitchen size): **\$0.75/ea**
- 33-gallon bag (standard “large” trash bag): **\$1.25/ea**
- 34 – 55-gallon bag (oversize): **\$5.00/ea**

Recycling:

- Mixed paper/cardboard (including newspapers, “office” paper, junk mail, cereal boxes, etc., but NO greasy cardboard such as pizza boxes): **NO CHARGE**
- Plastic, aluminum, tin cans and bottles: **NO CHARGE**
- Glass jars & bottles (NO window glass, mirrors, light bulbs, dishes): **NO CHARGE**
- Used motor oil, antifreeze, car oil filters: **NO CHARGE**
- Electronics (all, including tube TV’s up to 32”): **NO CHARGE**

For your major trash or recycling needs, please visit the Union County “**Solid Waste Management Center**” located at 2125 Austin Chaney Rd, Wingate, NC 28174 (15 miles from “downtown” Mineral Springs). For those of you already familiar with this facility, the location and procedures for residential drop-off have recently changed. You are no longer required to have your material weighed, but can now drop it off at a flat rate. As Mineral Springs considers adopting its nuisance ordinance, it may be useful for residents to know how to dispose of some of the material that could be considered nuisances! The center is open Monday - Friday from 7AM-4PM and Saturday from 8AM-Noon. Please visit <http://www.co.union.nc.us/LivingHere/PublicWorks/SolidWasteDivision.aspx> for more details.

Furniture, mixed “junk” and large household items:

- Pickup truck or single-axle trailer: \$10.00
- Double-axle trailer: \$20.00

Yard waste:

- Pickup truck: \$5.00
- Single-axle trailer: \$10.00
- Double-axle trailer: \$20.00

Construction & Demolition waste (building materials):

- Pickup truck: \$10.00
- Single-axle trailer: \$15.00
- Double-axle trailer: \$30.00

Large-item Recycling:

- Major appliances – refrigerators, stoves, etc.: **NO CHARGE**
- Scrap metal – mowers, grills, swing sets, car parts, aluminum, etc.: **NO CHARGE**
- Tires (off rims, limit 5 per visit): **NO CHARGE**
- Car Batteries: **NO CHARGE**

PROPOSED NUISANCE ORDINANCE

Thursday
March
9,
2017
at
7:30 p.m.

NOTICE
OF A
PUBLIC
HEARING

Mineral
Springs
Town
Hall
3506 S Potter
Road

Join us and let
your voice be
heard!

VISIT US ONLINE AT
MINERALSPRINGSNC.COM



Change Service Requested

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

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STANDARD
U.S. POSTAGE
PAID
TOWN OF
MINERAL SPRINGS
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