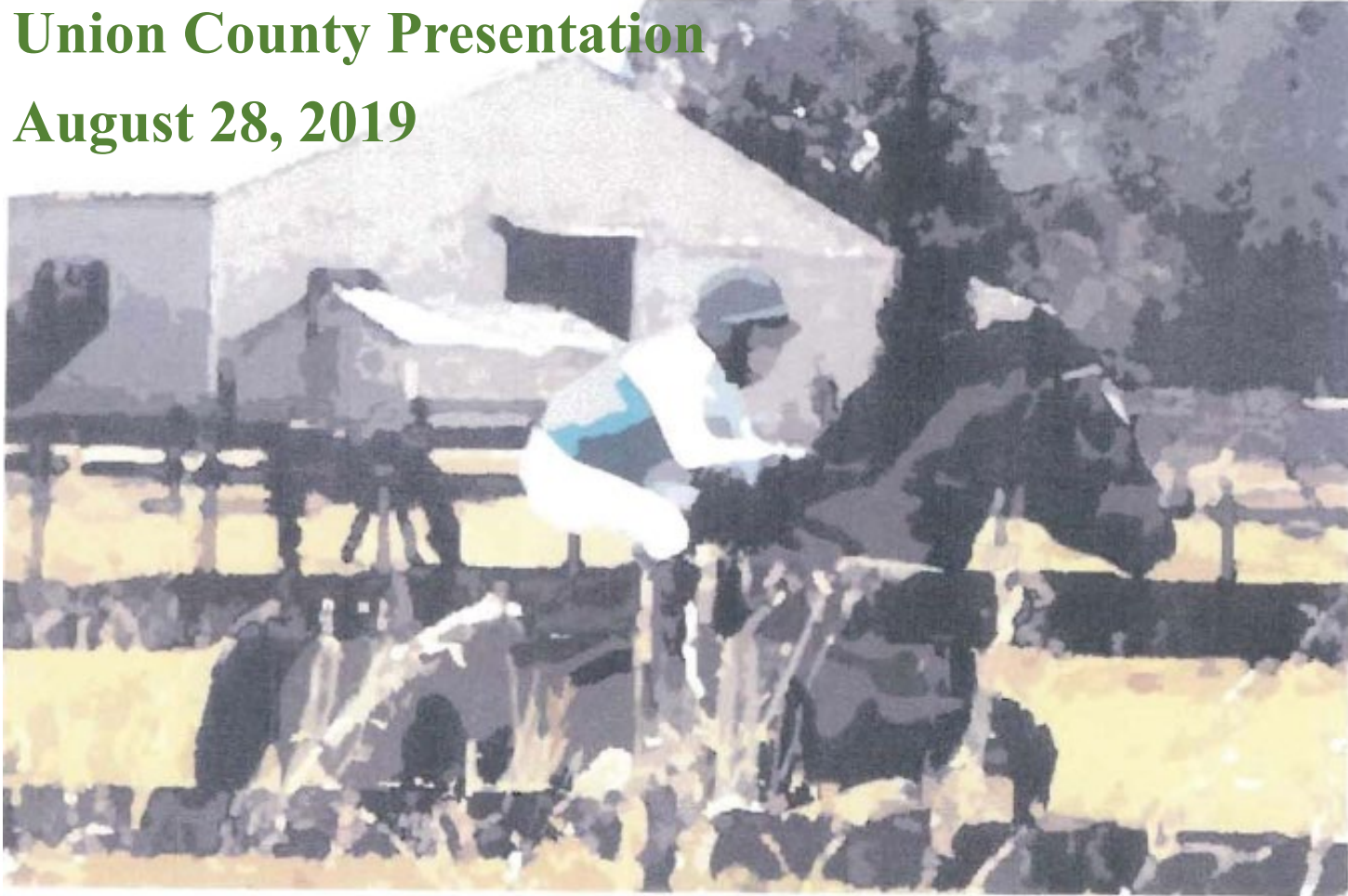


# Town of Mineral Springs

Union County Presentation

August 28, 2019



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**Conservation by Design**

## Town Characteristics

Land Area:	8.14 Square Miles
Population (est. 2018):	3,055
Density:	375 persons/sq. mile
Incorporation Date:	1999
Services:	Planning & Zoning, Parks & Rec., Streetlights (downtown)
Budget (2019-20):	\$360,825



## Land-Use Regulation Timeline

1999: Mineral Springs incorporates as a municipality, Union County retains responsibility for land-use regulation

2000: Town conducts first resident survey

2002: Adopts zoning and subdivision ordinances, takes over land-use regulation from Union County

2005: Contracts with UNCC colleges of architecture and planning to develop a vision plan, conducts second resident survey

2014: Conducts third resident survey

2019: With assistance from Benchmark Planning, adopts new Unified Development Ordinance (UDO)



## Guiding Principles:

Rural Preservation  
Traditional Design  
Conservation



## Rural Preservation

- Allow mostly low-density residential development
  - Encourage continued agricultural activity
- Promote “modified” agricultural activity such as horse farms, equestrian centers, horse boarding & training
- Limit retail to small-scale businesses serving mostly Mineral Springs residents
- Implement architectural and sign standards that reflect “older” styles
  - Require “Dark-Skies Friendly” lighting (full-cutoff fixtures)



## Community Visual Survey

### Mineral Springs' Character [community identity]



20.2 %



32.1 %



47.6 %

### Public Space



21.4 %



14.3 %



61.9 %

From UNCC Vision Plan Development Project, 2005 – 2006

Residents were asked to rate pictures of various scenes based on what they believed best represented Mineral Springs “character”





# Community Visual Survey

## Residential Development



19 %



23.8 %



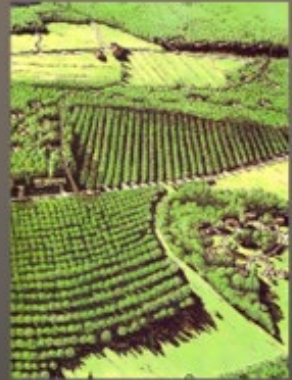
54.8 %



31 %



23.8 %



42.9 %

Preferences for different residential development scenarios

Two sets of three photographs each

## Community Visual Survey

### Residential Development



47.6 %



50 %



31 %



61.9 %



7.1 %

Residential development preferences,  
continued

One pair of photographs and one set of three



## Traditional Design

- Town based on a central core downtown district
- Downtown district contains businesses and higher-density residential developments with pedestrian connectivity
- Residential density decreases steadily as distance from center increases
  - Outskirts of town feature lowest densities
  - Industry focused along single major thoroughfare, at town limits
- AVOID retail sprawl along thoroughfares, AVOID “blobs” of retail throughout jurisdiction, confine retail and services to downtown area



# Community Visual Survey

## Town Center



33.3 %



57.1 %



4.1 %



9.5 %



26.2 %



61.9 %

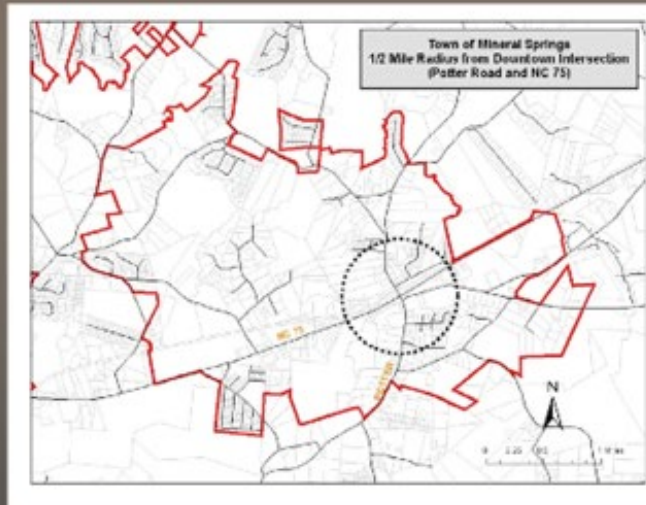
Resident preferences for commercial and retail development in town center

Two sets of three photographs

## Zoning

### Goal: Protect Small Town Character

- Locate future development in more centralized, compact patterns rather than sprawled patterns
- Protect unique natural areas and recreational, tourist, and cultural attractions through development regulations



Confine higher-density residential development and retail/commercial development within a 1/2-mile radius of intersection of NC Highway 75 and Potter Road

Require low residential densities and no retail/commercial further from town center

## Conservation

- Preserve natural areas, open space, and woodland
- Focus on passive recreation features (greenways) that also serve to preserve woodlands and wildlife habitat
- Protect water quality through buffer and open-space requirements
- Utilize subdivision regulation, developer negotiation, and fee-simple purchases to protect open space and creeks







Protected land and creek, part of Mineral Springs Greenway

Mineral Springs purchased 12 additional acres of upland forest adjacent to floodplain in 2009 with \$300,000 grant from the NC Clean Water Management Trust Fund

Mineral Springs owns approximately 70 acres of natural open space

Most town-owned open-space property is protected by conservation easements monitored by the Catawba Lands Conservancy





Access to greenway from the Harrington Hall subdivision

Mineral Springs attempts to create connections to the greenway from new subdivisions where possible

In 2006, subdivisions in the lowest-density (greater than 1 acre per dwelling) parts of town were required to be “conservation subdivisions”, where lot yield is based on the base zoning but lots could be as small as one acre while the “best” natural land (determined through meetings with developers and staff) must be set aside as open space, contiguous where possible



# Mineral Springs land-use policies have been highly resident-driven through surveys conducted in 2000, 2005, and 2014

Many of the same questions were asked in all three surveys to gauge any change in resident preferences

Low-density residential, limited commercial, and conservation were consistently rated very high by residents

Percent responding “strongly agree” or “agree” or “very important” or “somewhat important”

	2000	2005	2014
Preservation of open space/creeks/trees	94.7%	91.4%	90.6%
Preservation of rural/small-town atmosphere	95.8%	94.0%	92.5%
Unique natural areas should be protected from development	85.2%	83.3%	82.8%
Some areas should be designated for lots larger than 1 acre	74.2%	76.1%	68.2%
Develop a compact traditional town center with small shops	51.3%	57.4%	65.9%



# Mineral Springs land-use policies have been highly resident-driven through surveys conducted in 2000, 2005, and 2014

Many of the same questions were asked in all three surveys to gauge any change in resident preferences

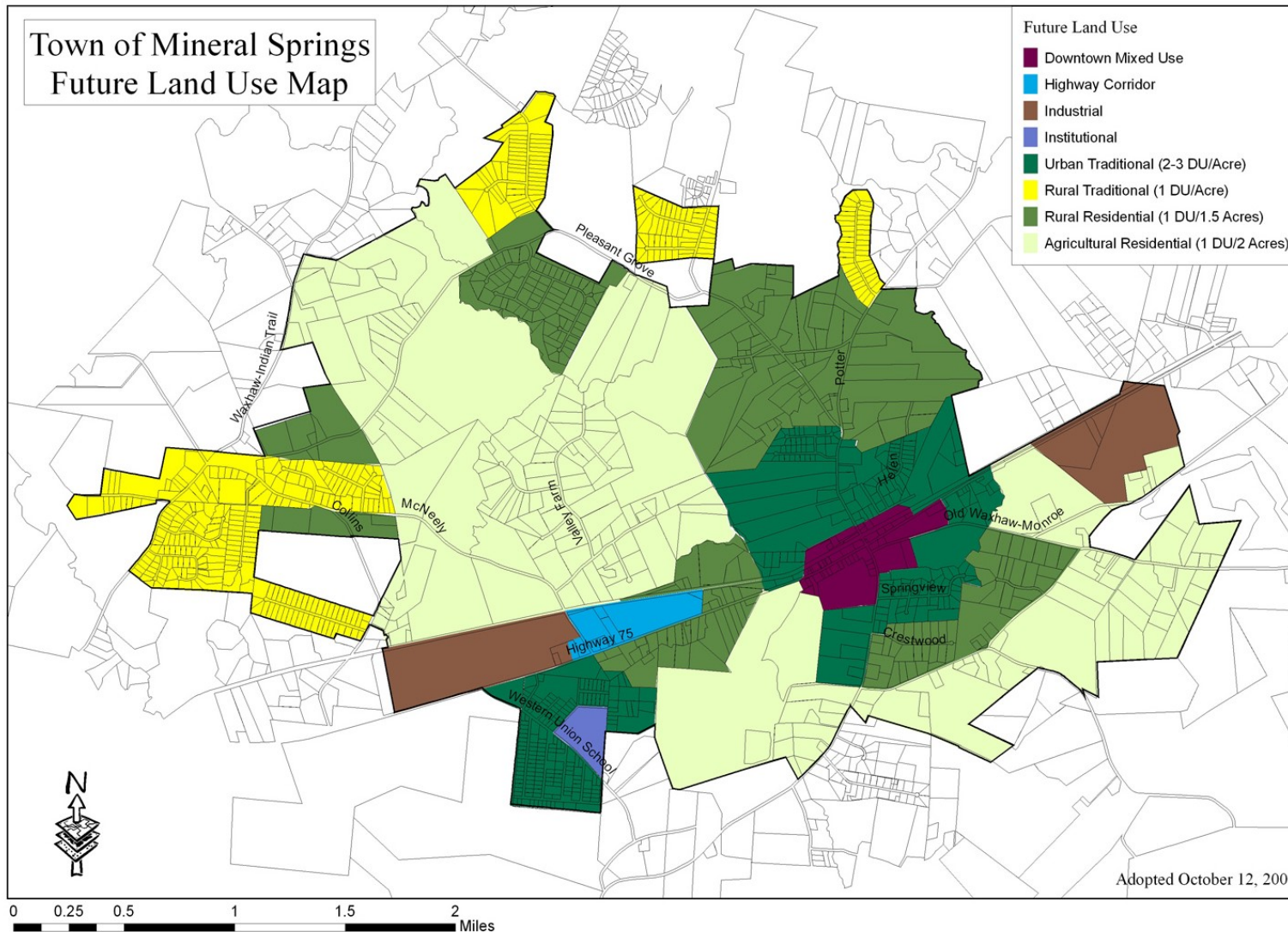
Higher density residential, strip commercial, and big-box development were consistently rated low

Percent responding “strongly agree” or “agree”  
or “very important” or “somewhat important”

	2000	2005	2014
Some areas of Mineral Springs should be designated for lots smaller than 1 acre	20.2%	18.1%	21.0%
Large shopping centers with stores such as Walmart should be built	15.6%	20.5%	16.9%
Strip commercial development along major roads should be discouraged	65.5%	54.3%	77.5%







The land use plan and future land use map were developed and adopted in 2006 as part of the UNCC Vision Plan project.

Residential areas that were already “built out” with 1-acre lots under Union County regulation were designated for 1-acre density regardless of location

Less-developed areas away from the town center were designated for lower densities: 1.5 - 2 acres per dwelling

Industrial designations corresponded to original Union County zoning

# Industry

Residents have demonstrated steadily-increasing approval of “clean” industry in limited areas:

	2000	2005	2014
Additional “clean” industry, such as Parkdale Mills, should be permitted but in very limited locations	54.6%	63.6%	68.2%

- Industry is very beneficial financially; Parkdale Mills is responsible for nearly 40% of the town’s revenues
- Both industrially-designated sites are along NC Highway 75 and were zoned “Light Industrial” by Union County prior to the incorporation of Mineral Springs
- Mineral Springs is actively pursuing new industrial development on the Shannon Farm site through Monroe-Union County Economic Development







## **Parkdale Mills**

Plant 21

“The World Leader in Yarn Manufacturing”



## Shannon Farm

(Image from Monroe-Union County Economic Development website)

- 141 acres
- 4,500 feet of freight rail frontage
  - Zoned Light Industrial
- Features completed assessment by the Duke Energy Site Readiness Program

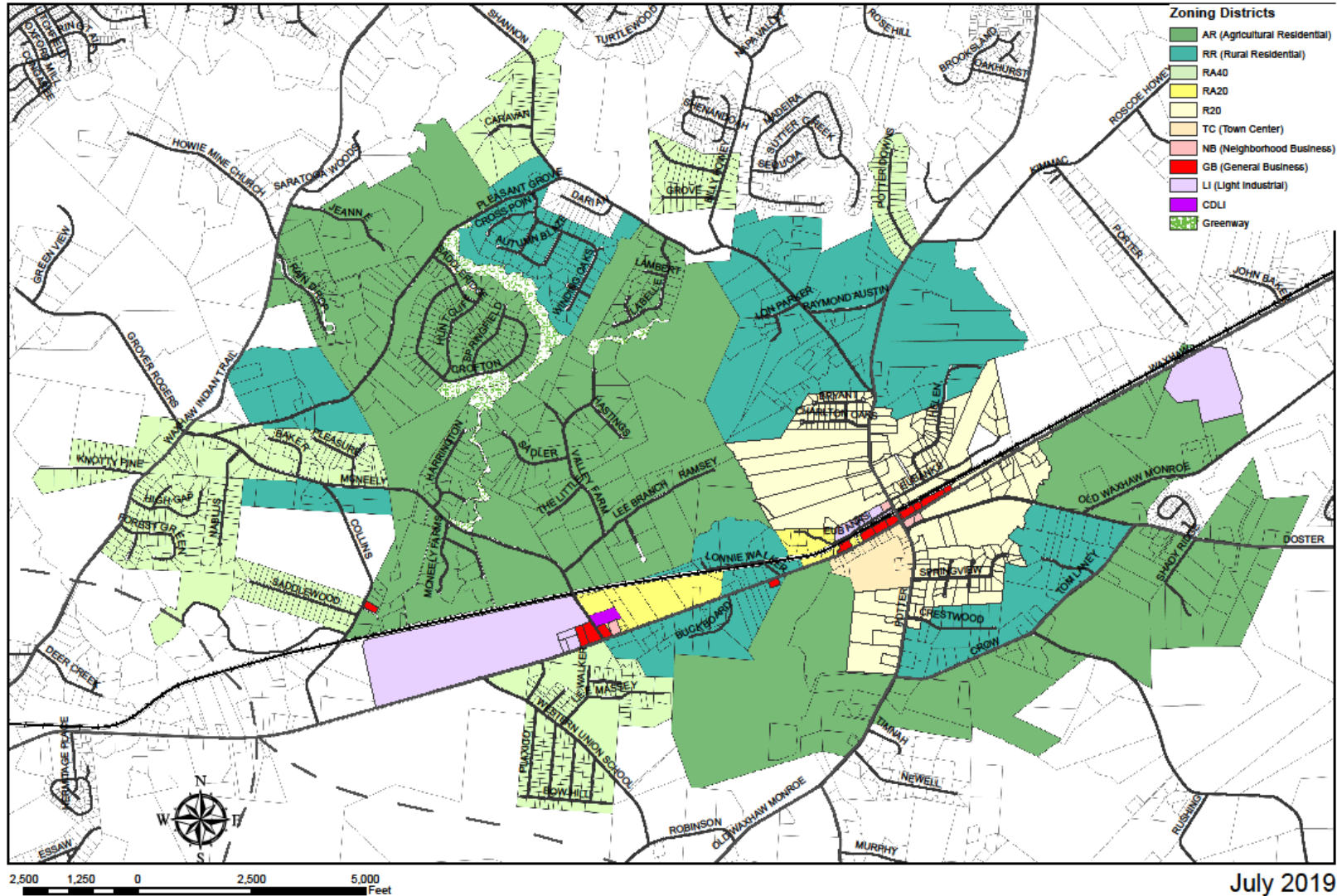


# Mineral Springs Development Ordinance

- Adopted July 11, 2019
- Combines previous separate zoning and subdivision ordinances
- Features more user-friendly layout including tables, charts, flowcharts, and illustrations
- Incorporated substantive changes to downtown area and commercial-type zoning districts to simplify and encourage new business development



# Mineral Springs Official Zoning Map



## Conservation by Design

## Mineral Springs Town Center

### Potential Town Center



### Image from UNCC Vision Plan Development Project, 2005 – 2006

- Most of this area was rezoned to a new district in 2019 called “TC” (Town Center)
- Includes uniform standards for entire district to facilitate development of the type of town center envisioned by the 2005-2006 plan
- “TC” zoning district allows for a broad range of retail and other commercial uses with strict design standards and residential uses at a density of up to 6 units per acre
- Existing municipal campus is located in this district



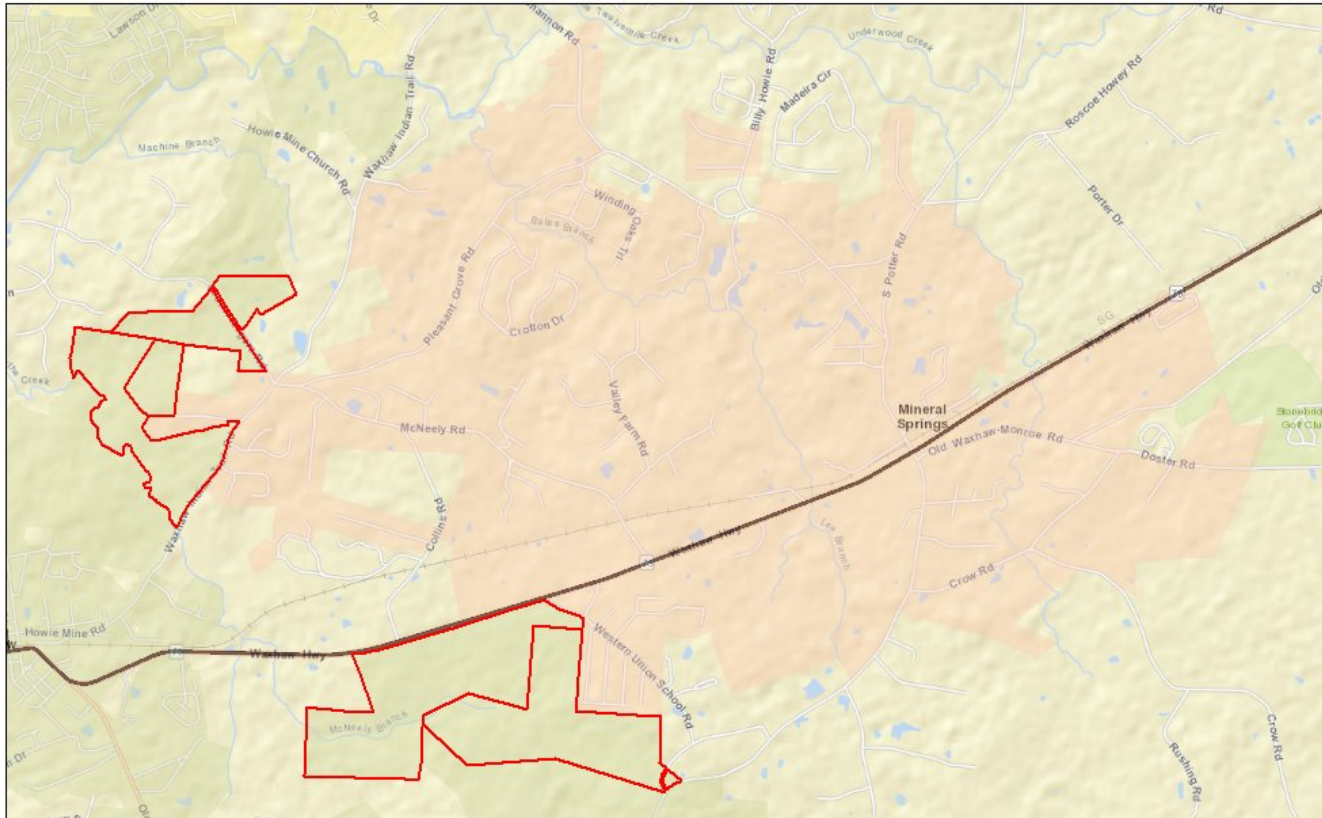


## Conceptual design for Town Center district by Raley Miller Properties, 2006

- Represents another vision for a town center which would be supported by the 2019 Development Ordinance



## Mineral Springs Adjoining Property Concerns



August 25, 2019

1:47,151  
0 0.4 0.8 1.6 mi  
0 0.5 1 2 km  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## Concerns

- Parcels in Waxhaw jurisdiction (outlined in red) currently zoned for ultra-high-density residential uses and high-intensity retail uses
- Parcels in Union County jurisdiction (north, south, and east of Mineral Springs) mostly zoned RA-40 but could be approved for rezoning to more intensive uses
- A worthy goal would be for adjoining towns to work more closely with each other and with Union County to mitigate negative effects of incompatible adjacent uses