

Clean Water Management Trust Fund

Application For Funding

MINERAL SPRINGS GREENWAY

Submitted by:



On behalf of the

Town Of Mineral Springs

March 1, 2007

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Mineral Springs Master Greenway Plan

Contact:

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Catawba Lands Conservancy

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Note: It is highly recommended that you refer to the criteria document (<http://www.cwmtf.net/criteria.pdf>) when filling out this form.

CLEAN WATER MANAGEMENT TRUST FUND APPLICATION FORM

Please mail to:

CWMTF

1651 Mail Service Center

Raleigh, NC 27699-1651

Telephone:

(919)733-6375

Application Closing: March 1, 2007

Proposals postmarked on or before March 1, 2007 will be considered during this funding cycle. (A postage meter tape from an agency or business is not adequate to verify mailing by the due date). CWMTF is not able to accept applications by facsimile.

Please submit three unbound complete application packages suitable for photocopy.

See CWMTF Application Instructions and Considerations for a list of all items necessary for a complete application.

FOR OFFICE USE: APPLICANT NUMBER: _____

APPLICANT INFORMATION

| | |
|--------------------------|-------------------------|
| Organization Name: | Town of Mineral Springs |
| Eligible Applicant Type: | Local government |
| Federal Tax ID#: | 56-2164326 |
| Fiscal Year End Date: | June 30 |

(Applicant Type: Must be either (1) a state agency, (2) a conservation non-profit, or (3) a local government (or political subdivision or combination of such entities).

CONTACT INFORMATION:

| | |
|-------------------------|--|
| Name of Contact Person | Jennifer LeBlanc (Catawba Lands Conservancy) |
| Title of Contact Person | Conservation Program Director |
| Mailing Address | 105 West Morehead Street |
| City | Charlotte, NC |
| Zip Code | 28202 |
| Phone | 704 342-3330 x 201 |
| Fax | 704 342-3340 |
| E-mail | jennifer@catawbalands.com |

FUNDING LEVEL AND DURATION

| | |
|---|-----------|
| Funding sought from CWMTF: | \$306,505 |
| Total Cost of Project (refers to the specific project to which CWMTF funds will be applied. Please include all funding sources.): | \$609,020 |
| Duration (refers to time in months to complete the project):* | 12 months |

* Applicants should take into consideration N.C.G.S. 113A-254(f) when determining the scope and duration of a proposed project. This statute states that a grant is withdrawn if the recipient fails to enter into a construction contract for a project within one year after the date of the award, unless the Trustees find that the applicant has good cause for failure. If the Trustees find good cause for a recipient's failure, the Trustees must set a date by which the recipient must take action or forfeit the grant.

TYPE OF PROJECT (Please check appropriate boxes below. You **MUST** complete the budget and supplemental questions for the type of project(s) that you checked.)

Download supplemental questions here for: Acquisition and greenway projects, Restoration projects, Wastewater projects, Stormwater projects, Planning projects

| | | | |
|--|---|--|--|
| 1) Acquire land or easements for riparian buffers or greenways to protect surface waters or urban drinking water supplies (See #11 of the instructions.) <u>Get supplemental questions</u> | ✓ | 4) Improve stormwater controls and management (See #10 of the instructions.) <u>Get supplemental questions</u> | |
| 2) Restore degraded lands for their ability to protect water quality, including stream restoration projects (See #9 and #10 on the instructions.) <u>Get supplemental questions</u> | | 5) Facilitate planning that targets reductions in surface water pollution <u>Get supplemental questions</u> | |
| 3) Improve wastewater treatment (See #9 on of the instructions.) | | | |

| | | | |
|-----------------------------------|--|--|--|
| Get supplemental questions | | | |
|-----------------------------------|--|--|--|

LOCATIONAL INFORMATION

| | |
|--|-----------------------------------|
| County | Union |
| River Basin | Catawba |
| Latitude/Longitude (should specify: degrees/minutes/seconds) | N34° 57' 5.85" W80° 41' 46.64" |
| Project Street Address (if applicable) | N/A |

CWMTF REGION Please check one regional box. Refer to <http://www.cwmf.net/fieldrepcounties.htm> to determine your region.

| | |
|------------------------|---|
| Southern Coastal Plain | |
| Eastern Piedmont | |
| Mountains | |
| Northern Coastal Plain | |
| Western Piedmont | ✓ |

STANDARD CRITERIA QUESTIONS (FOR ALL PROJECT TYPES)

Please complete the following questions. Your answers will be evaluated against CWMTF's standard criteria and a "score" from 0-165 points will be generated. Answers should be direct and concise as possible, but thorough in presentation. Trustees may also consider non-qualitative criteria in making funding decisions.

CWMTF will also use common criteria established in N.C.G.S. 159G-23 to evaluate **wastewater treatment, wastewater collection and stormwater projects**. Questions related to the common criteria for wastewater and stormwater projects are included in the corresponding set of supplemental questions for each project type.

See criteria document for a description of the two sets of criteria that will be considered in scoring applications.

PROJECT INFORMATION

1) Remember to download and complete supplemental questions for each type of project. 0-45 points are awarded in the supplemental questions.

2) **Receiving Water Information** as reported by The Division Of Water Quality

| Name of Receiving Water | DWQ Stream Index Number | Stream Classification | Use Support Rating | Cause of Impairment | Source of Impairment |
|-----------------------------|-------------------------|-----------------------|--------------------|---------------------|----------------------|
| Twelvemile Creek (03-08-38) | 11-138 | C (2004) | S (2004) | | |

| | | | | | |
|--------------|-----|--|--|--|--|
| Bates Branch | N/A | | | | |
| Wolf Branch | N/A | | | | |
| | | | | | |
| | | | | | |

See the following links to find this information for your stream of interest:

Division of Water Quality Basinwide Water Quality Plans for stream name, index number, classification, use support, cause and source of impairment

<http://h2o.enr.state.nc.us/basinwide/>, 303(d) list

http://h2o.enr.state.nc.us/tmdl/General_303d.htm, or an online water quality mapping program funded by CWMTF -

<http://www.undersys.com/cwmtfweb/water.html>

Division of Water Quality listing of stream names, index numbers, and classifications- <http://h2o.enr.state.nc.us/bims/Reports/reportsWB.html>

Use support categories include aquatic life/secondary recreation (AL), fish consumption (FC), water supply (WS), shellfish harvesting (SH), other (O)

3) Check any **targeted areas** that apply. (10 points)

| | |
|--|--|
| Albemarle-Pamlico National Estuarine Program Area | |
| Headwater Streams – 1 st , 2 nd and 3 rd order streams (1 st order at a minimum) | |
| Military installation land use plans and associated flyways | |
| Ocean outfall or stormwater elimination | |
| Shellfish waters (SA) or Trout waters (Tr) | |
| Urban 303(d) listed stream | |
| Wastewater Regionalization Project | |
| Water Supply Watershed (only WS I-IV) | |

4) List any **special significance of waters** to be enhanced, restored or protected by the proposed project that apply. (0-20 points)

| Type Of Significant Waters | List Significant Waters Types That Apply To Proposed Project |
|---|--|
| 20 Points <ul style="list-style-type: none"> Classified shellfishing SA approved for harvest by the Division of Environmental Health Impaired waters identified by the Division of Water Quality and on | |

| | |
|---|--|
| <p>the 303(d) list</p> <ul style="list-style-type: none"> • Outstanding Resource Waters classification • Rare aquatic species (S1G1, S1G2, S1G3, S2G2, S2G3) or nationally significant aquatic habitat as identified by the NC Natural Heritage Program | |
| <p>16 Points</p> <ul style="list-style-type: none"> • <i>Excellent bioclassification as determined by the Division of Water Quality</i> • <i>High Quality Waters classification</i> • <i>State significant aquatic habitat as identified by the NC Natural Heritage Program</i> • <i>Wild trout as designated by the Wildlife Resources Commission</i> | |
| <p>14 Points</p> <ul style="list-style-type: none"> • <i>Classified shellfishing SA conditionally approved for harvest by the Division of Environmental Health</i> • <i>Other rare aquatic species as identified by the NC Natural Heritage Program (S3)</i> | |
| <p>12 Points</p> <ul style="list-style-type: none"> • <i>Division of Coastal Management exceptional wetland</i> • <i>Division of Water Quality unique wetland</i> • <i>Natural Heritage Program rare wetland</i> • <i>Nutrient Sensitive Waters classification</i> • <i>Other impaired waters but not on the 303(d) list</i> • <i>Water Supply I classification</i> | |
| <p>10 Points</p> <ul style="list-style-type: none"> • <i>Essential Fish Habitat as determined by the National Marine Fisheries Service</i> • <i>Primary Nursery Areas identified by the Division of Marine Resources</i> • <i>Submerged Aquatic Vegetation</i> • <i>Water Supply II or B classification</i> | |
| <p>8 Points</p> <ul style="list-style-type: none"> • <i>Good bioclassification as determined by the Division of Water Quality</i> • <i>Local watershed planning area</i> • <i>Natural Heritage Significant Area</i> • <i>Riparian Corridor Plan</i> • <i>Water Supply III classification</i> | <p><i>Local watershed planning area</i></p> <p><i>Riparian Corridor Plan</i></p> |
| <p>6 Points</p> <ul style="list-style-type: none"> • <i>Division of Marine Fisheries Critical Habitat and other functional</i> | |

| | |
|--|--|
| nursery areas <ul style="list-style-type: none"> • Other SA (not approved or conditionally approved for harvest) • Water Supply IV or Trout classification | |
| 2 Points <ul style="list-style-type: none"> • Water Supply V classification | |

5) Describe any **special recreational uses** of specific waters. (0-5 points)
 Include information related to national or state designations, and other significant recreational uses.

The land adjoining the Bates and Wolf Branches of Twelvemile Creek is part of an existing system of hiking and equestrian trails that the Town of Mineral Springs intends to protect and expand in accordance with its Master Greenway Plan. Prior to development of the Harrington Hall subdivision and the proposed Copper Run subdivision (of which the proposed conservation easement purchase and donation is a part) there existed a contiguous 265 acres that contained at least ten miles of interconnected trails developed over several decades by hikers and riders. These trails were maintained by volunteers, and were used for hiking and other passive recreation by residents of all ages. A key feature of the trail system was its diversity of land types and topography, with miles of trails through dense woodland and steep slopes. Development of the Copper Run subdivision will eliminate most of the upland trail mileage, leaving only the trail fragments in the riparian corridors. The permanent protection of the proposed 47+/- acres in the Copper Run site (Tract B and Tract C on project map), coupled with the 11+/- acres in the Harrington Hall site (Tract D on project map) will enable the town to re-create and permanently reconnect many of the existing trails, and provide upland alternatives to the streamside trails.

The town of Mineral Springs in 2005 officially commissioned the College of Architecture and the Department of Geography at the University of North Carolina at Charlotte to develop a vision plan for the town (see attached Master Greenway Plan). The vision plan features a multi-phased greenway plan, with the first phase focusing on the Bates Branch and its tributaries. On October 12, 2006 the Mineral Springs town council officially adopted their Comprehensive Land Use Plan, with the UNCC vision plan and its approximately nine-mile greenway plan as integral components.

6) Describe how the project contributes to an **integrated ecological network**. (0-5 points) Include information on old-growth forests, pristine wetlands or other areas, connectivity to other protected areas, mature ecological systems.

The town is actively protecting many of the riparian ecosystems by mandating protection and conveyance of floodplain acreage through its zoning and subdivision ordinances. Adopted in 2002, these ordinances achieved a high degree of floodplain and water-quality protection, prohibiting all construction in the FEMA-designated floodplain and not allowing this floodplain acreage to be counted in density calculations during development approval. Amendments to the ordinances adopted on February 26, 2007 provide additional floodplain and surface water protection,

prohibiting the placement of any fill in FEMA-designated floodplains and requiring physical site visits prior to plat submittal in order to evaluate, identify, and set aside for preserving the most ecologically significant portions of the site.

As part of the plat approval process for the Copper Run subdivision, the town council on January 11, 2007 entered into an agreement with the developer to convey to the town 34.8 acres along Bates Branch and Wolf Branch (Tract B on project map). This property is mostly riparian, providing a significant buffer of streamside vegetation throughout the Bates Branch corridor. In addition, the town has an option to purchase 12 +/- acres of steeply sloped upland forest (Tract C on project map), which includes some high-quality oak-hickory trees and additional hardwoods. The proposed purchase of 12 acres of sloping upland forest is part of the town's plan to create a larger integrated network of diverse ecosystems. In an effort to permanently protect this important buffer area, the town proposes to sell a conservation easement on the 34 +/- acres of riparian corridor along Bates Branch and Wolf Branch to the Clean Water Management Trust Fund (CWMTF) and donate a conservation easement to the state on the 12 +/- acres of forested area that will be purchased subject to state funding of this grant.

The town previously purchased an additional 3.5 +/- acres in the Harrington Hall subdivision (Tract D on project map) and received a 7.5 +/- acre donation (Tract E on project map) that adjoins all of these properties and extends to McNeely Road. This site is distinguished by some steeply sloping land and a pristine natural spring which feeds the Wolf Branch.

*The permanent protection of the entire 47 +/- acre project area (Tract B and Tract C on project map) plays a significant role in preserving the water quality and ecological integrity of Wolf Branch and Bates Branch, major tributaries to Twelvemile Creek. Additionally, the window of opportunity for conservation is narrowing in Mineral Springs due to escalating land values and rapid land development. Union County is not only the fastest growing county in the Catawba River Watershed (41% projected growth from 2000-2020; Table 2.3.1 Catawba River Basin Water Quality Plan) – **but also currently the fastest growing county in the state.** In addition, Mineral Springs is located in the western portion of the county where 85% of the residential development has occurred. If funded, this project will provide the foundation for **Mineral Springs to launch its Greenway Master Plan which includes the ambitious effort to protect more than 250 acres of land and nine miles of stream frontage.***

7) How does your proposed project support water quality goals outlined in NC Division of Water Quality's Basinwide Water Quality Plan and the NC Ecosystem Enhancement (EEP) Program's? (0-15 points)

The Basinwide Plan specifically recommends the protection of intact riparian buffers (p. 72), "preservation of open spaces" (p. 72), "development and enforcement of buffer ordinances and water supply watershed protection ordinances more stringent than state requirements," (p. 73), and that local governments should "maintain publicly-owned open space to prevent sediment loss from tracts of land near

waterbodies" (p. 77). In addition, subchapter 9.4.1 of the DWQ 2004 Catawba Basin Plan "encourages Union County to develop management strategies that address runoff in this developing watershed" (page 188). The Town of Mineral Springs has taken, and will continue to take, significant steps toward addressing runoff issues in this basin by protecting not only riparian acreage but also key tracts of adjacent upland sloping acreage. These efforts have resulted from application of the floodplain provisions in the town's 2002 zoning ordinance (which prohibit all construction in the floodplain and also do not allow density credit for floodplain acreage) and from individual negotiations with landowners and developers in the Twelvemile Creek watershed (which includes Wolf Branch and Bates Branch) to either purchase or acquire donations of additional adjoining upland acreage. This process will protect more than 63 acres in this basin, including the donation of 34.8 acres of riparian land in Copper Run, 17.1 acres in Brantley Oaks, 7 acres in Harrington Hall, and the purchase of 3.6 upland acres in Harrington Hall.

The property is characterized by broad floodplains and wetlands, some mature hardwoods, and highly erodible soils with steep slopes to the east of the project area. Permanent protection of vegetated buffers along Bates Branch will better protect the long-term water quality of Bates Branch and Wolf Branch by increasing nutrient absorption and filtering pollutants and sediment runoff from the planned upland development. In addition, the riparian wetlands associated with this greenway project aid in maintaining water quality through receiving and impeding run-off, recharging streams through groundwater seeps, and trapping sediment and other pollutants. These key ingredients protect water quality and maintain the long-term continued passive recreational use of an area historically characterized by a relatively unpolluted environment.

According to earlier benthic data, water quality in Twelvemile Creek improved from Fair in 1983 to Good-Fair in 1990 and Good in 1997, but it declined again to Good-Fair in 2002. According to the 2004 Basinwide Plan, Sixmile Creek, also in the 03-08-28 subbasin, was considered Impaired, while Twelvemile Creek was still considered Supporting. However, it is noted that "there is significant development occurring in this subbasin which could result in decreasing water quality in the headwaters. DWQ has limited monitoring stations in this subbasin, and these monitoring efforts should be expanded in the future to better assess the effects of this development. Local land use planning should be implemented to assure water quality is protected." (Chapter B-9 Section 9.3.1). Although significant research has not been completed for Twelvemile Creek, activity within the subbasin is composed mostly of agriculture with rapidly increasing development pressure. Rapid development coupled with poor land use plans are beginning to cause creeks in this subbasin to have a high level of sedimentation and non-point source pollution.

Protecting this area before the surrounding pollution sources impact the water quality is a top priority for the town. The urgency for protecting Wolf Branch and Bates Branch, a significant tributary of Twelvemile Creek, continues to grow for the town as the western part of Union County becomes more urbanized. Mineral Springs' preservation efforts are currently focused here as we have a unique opportunity to protect a significant portion of land that directly impacts the a watershed located in one of the quickest growing areas in the entire Catawba River Basin.

8) Is the proposed project **strategically related to a long-term management plan** or a regional or larger scale planning project? Briefly outline any ongoing or previous efforts to protect land or improve/restore water quality in or near the project. Describe how these and possible future efforts may compliment the proposed project.

Yes. The connectivity provided by the site to be acquired is critical to protecting water quality in the Twelvemile Creek Corridor. The town has successfully obtained 7.3 riparian acres (Tract E on project map) within a subdivision immediately upstream of this property, and an additional 3.6 acres (Tract D on project map) of upland acreage, both adjoining to the 47 +/- acres proposed for permanent protection by this project. Combined, this acreage will create a contiguous upland and riparian buffer along Bates Branch and a portion of Wolf Branch.

Additional permanent protection has resulted from the presence of The Nature Conservancy's 60-acre Schweinitz sunflower preserve (Tract G on project map) upstream of the town-owned properties described above. Also, the town is negotiating with the owner of the 75-acre tract immediately upstream (Tract F on project map) to develop this tract at extremely low density (7.5 acres/dwelling) and to dedicate additional permanently protected acreage (via a conservation easement donation) along the stream to the town's greenway system.

Finally, the February 26, 2007 amendments to the town's zoning and subdivision ordinances contain new regulations designed to further protect water quality. The new rules lower overall residential density from 1 dwelling unit per acre to 1.5 acres or 2 acres per dwelling unit, and mandate conservation subdivision design for any development of greater than ten lots. The conservation design guidelines require setting aside as much as 50% of the site (allowing construction on 40,000 square foot lots while preserving the rest of the land as contiguous open space), and require physical site visits prior to plat submittal in order to identify the portions of the site most appropriate for protection and preservation. It is the intention of these new regulations to further protect water quality throughout the Twelvemile Creek watershed, as well as to provide additional ecological and recreational benefits.

9) What will be the **measurable and enduring outcomes** of the project? (0-15 points) Include information on whether project is ready to go or needs additional development and preparation, measures to document success or water quality improvement as a result of the project, connection to broader water quality initiatives in the watershed.

The protection benefits of the project will be immediate: a state-held conservation easement on the riparian system along Bates Branch will permanently protect more than 47 +/- acres of critical vegetative buffer and upland woods. Two critical pieces to the immediate success of this project are the purchase of the 12 +/- acre upland tract by the town and the simultaneous placement of a permanent conservation easement on the proposed project area. If the upland tract is not purchased by the town, it will be cleared and developed into ten building lots. There are no identifiable point sources on this property, thus specific water quality outcomes would be difficult to measure.

However, the broader water quality goals of providing larger and permanent buffers in the project area would be enhanced by this project.

Furthermore, the entire adopted Master Greenway Plan encompasses almost all of the Bates Branch (of the Twelvemile Creek) basin. Phase one of the Master Greenway Plan -- including The Nature Conservancy property, the Giovanniello tract, the Harrington Hall subdivision, and the Copper Run subdivision -- provides protection for nearly the entire length of the Wolf Branch of the Bates Branch. The opportunity to protect water quality in an entire subbasin of Twelvemile Creek is an opportunity that is rare in Union County and even rarer on the western side.

Of particular significance is the town's intention to maintain these stretches of greenway as unpaved trails. The recreational uses contemplated for this leg of the greenway will be enhanced by keeping it in as natural a state as possible, and such natural conditions offer additional educational opportunities as users are able to observe and study the varied ecosystems in their undisturbed state. The avoidance of impervious paving materials in the vicinity of the streams contributes greatly to the water-quality protective nature of the project.

Another notable innovative outcome of this project is that it is the collaboration amongst one municipality (Mineral Springs), a nonprofit conservation organization (Catawba Lands Conservancy), and two private development companies (Niblock Homes and Carmel Brothers). Specifically, Carmel Brothers has donated 7.3 acres (Tract E on project map) and sold the town an additional 3.6 acres (Tract D on project map) at approximately half their cost. Niblock Homes has committed to donate 34.8 acres and has offered to sell an additional 12 acres at their cost (for which permanent protection of both tracts is being sought). The Catawba Lands Conservancy has committed to advising the town on the conservation aspects of this project, and to assisting in the monitoring and management of the conservation easements. This partnership, and its intended outcome, is unique in Union County. Mineral Springs is committed to water quality and open space protection, as evidenced by our financial commitment of more than \$75,000 (\$30,750 for the upland 12+/-acre purchase, and over \$45,000 for the earlier 3.59-acre purchase from Carmel Brothers), our land use plan, our newly-adopted and very strict conservation-design and floodplain-protection ordinances, and our Master Greenway Plan. Our vision is focused on permanently protecting the town's natural resources, particularly our waterways, and on providing recreational and educational opportunities for residents and visitors to the community.

10) Does the project employ innovative procedures or technology? If so, what are the implications for water quality? (0-5 points)

Global Positioning System (GPS) technology will be used to locate significant features of the properties, such as rare plants and sensitive wetland areas throughout the floodplain, including eroding stream banks. Project maps will utilize Spatial Analyst software and Geographic Information System (GIS) technology will be used to

develop conservation and sensitive area plans for the properties. Each of the technologies mentioned above will help the town in partnership with Catawba Lands Conservancy assess the overall health of the stream corridor and address areas in need of restoration or more stringent protection.

.11) Does the project establish functional greenways? If so, provide information on whether the greenway is a part of this project scope or a possible outcome in future efforts. (0-10 points)

Yes. The riparian corridor throughout the project area will become an approximately 1.8-mile greenway connecting two thoroughfares. The additional acreage comprising this project will provide opportunities for more trails connecting to this greenway corridor, and link the greenway to an additional subdivision.

The Mineral Springs Master Greenway Plan envisions as much as ten miles of interconnected trails, with approximately seven miles in the Bates Branch basin and three miles in the adjoining Little Twelvemile Creek basin. One significant characteristic of these greenways is the intention to keep most of them, particularly where they are located close to streams, in a natural state with no impervious paving materials. In addition, we will implement Bridle Trails requirements and provide at least 50-foot buffers where equestrian use is appropriate and use best management practices, as advised by regional CWMTF staff. Mineral Springs is one of two municipalities in Union County to adopt a Master Greenway Plan as part of its Comprehensive Land Use Plan, and is without a doubt one of the most committed to conservation, land preservation, and water-quality enhancement and protection in the quickly changing landscape of Union County.

12) To what extent does the project provide public education uses? (0-5 points) Include information on whether the proposed project scope includes an organized education effort, an interpretive trail, or possible outcome in future efforts.

In addition to protecting some high-quality woodland, the proposed project creates an opportunity to utilize some of this unique upland acreage to educate local residents and visitors through the use of interpretive signage and other informative assets to demonstrate the differences between the upland and riparian ecosystems. It creates an opportunity for people to experience the benefits of balancing development and open space protection in a county that is sorely lacking in this area.

13) What are the potential economic benefits to the region of the proposed project?

While no direct economic benefit is expected to accrue from this project, the town expects to enjoy indirect economic benefits in the form of increased ad valorem tax revenues as a result of the appreciation of property values near the project area. In addition, the greenway will bring more residents and tourists to the area, allowing

Mineral Springs – and surrounding communities - to provide additional recreational resources to these visitors. These visitors will bring much-needed economic benefits to the town. Our top priority, however, is that the natural resources of the areas that we are protecting, including superior water quality and green and open spaces, be preserved in order to provide the type of outdoor experience envisioned by our Greenway Master Plan and eventually, pending cooperation with Union County and adjoining municipalities, the entire Twelvemile Creek Corridor.

Mineral Springs is committed to creating a strong balance between development and open space protection. Already, development the western part of Union County has diminished the opportunities for land and water conservation along many of the county's watershed corridors. However, Bates Branch – one of Twelvemile's major tributaries – still remains largely intact (see attached project map). The goal of the proposed greenway corridor, if fully realized, will make this riparian corridor one of the only fully protected tributaries in the area, advancing water quality, open space protection and passive recreation opportunities in the region. We expect this will make Mineral Springs a desirable community to visit and live.

APPLICANT INFORMATION (Up to 10 points)

1) Briefly describe organization's technical, physical and financial qualifications to accomplish the proposed project. (0-10 points)

The town has demonstrated an eight-year record of increasing general fund balance, and the governing board has demonstrated a long-range commitment to conservation efforts in and around the town through funds budgeted to support conservation programs.

Individual town council members have participated in multiple workshops, seminars, and institutes focusing on conservation design, open space preservation, greenway development and implementation, land-use planning, and building public-private partnerships to facilitate long-term goals.

The town also retains the services of Centralina Council of Governments for zoning administration and ordinance development, drawing upon the accumulated expertise of Centralina's diverse staff.

Finally, the town began a close association with the Catawba Lands Conservancy shortly after the town's incorporation in 1999, and has maintained this partnership by cooperation on conservation projects as well as increasing financial support for the Conservancy.

2) List any previously received grants from CWMTF (for example, 2002A-001) and status of your existing contract(s) with respect to completion of outputs, reporting, and extensions?

This is the town's first Clean Water Management Trust Fund application. As previously stated, we are partnering with Catawba Lands Conservancy to implement our Master Greenway Plan, including submitting and, if funded, executing the grant project.

Catawba Lands Conservancy is a 501(c)(3) not-for-profit land trust, established in 1991, that acquires and permanently protects land in a six-county region of the lower Catawba River Basin and Southern Piedmont of North Carolina. The Conservancy currently protects nearly 8,000 acres. A documented history of protected water quality throughout this region, along with a network of natural resource contacts, donors, and constituents in the area built over their 16-year history, uniquely qualifies the Conservancy to acquire, monitor and protect riparian buffer properties. The Conservancy consists of eight full-time and one part-time staff members, including a full-time stewardship director responsible for monitoring and maintaining properties.

Catawba Lands Conservancy has been awarded 25 grants by CWMTF, totaling \$5.2 million dollars. We are currently partnering with CWMTF to purchase the Duncan-Rankin Preserve (#2006A-006) and recently closed the Jack Moore Nature Preserve (#2005B-006). All other CWMTF contracts have been reported on or are completed.

3) Who would act as the project manager and be responsible for implementation of the project?

Catawba Lands Conservancy will act as project manager and be responsible for implementing the project. If funded, they will execute the grant and close the project. The Town of Mineral Springs will be the principal to acquire the properties from Niblock Homes.

4) How will you guarantee the long-term maintenance and protection of CWMTF's investment in your project?

A permanent conservation easement will be conveyed to the State of North Carolina to ensure the permanent conservation of the 47 +/- acres in the proposed project area (Tract B and Tract C on project map). Additionally, a stewardship fund has been requested with this application in order to enable the Town of Mineral Springs, in partnership with Catawba Lands Conservancy to develop a preserve management plan and conduct necessary property management activities, including all monitoring activities, posting of boundary signs, control of invasive plant species, and other needed activities. This funding is critical to ensuring that the water quality and other conservation values of this land are protected in perpetuity.

Please make sure to download and submit the CWMTF budget template and supplemental questions for the applicable project type(s). These items are required as part of the application package.

IN ORDER FOR YOUR APPLICATION TO BE CONSIDERED FOR

FUNDING, YOU MUST READ AND COMPLETE THE FOLLOWING:

I have examined this application and accompanying instructions, and to the best of my knowledge, they are accurate and complete. The undersigned acknowledges that he/she has the authority to enter into a grant agreement that may result from this grant application.

Signature of applicant: 

Typed or printed name: Frederick Becker

Title: Mayor

Date: February 28, 2007

Please include with this application:

- For local governments or other political subdivisions of the State of North Carolina, or a combination of such entities, attach authorization from the governing board or other appropriate authority to perform the functions and obligations of the Grant Recipient as set out in a grant agreement that may result from this grant application.
- For non-profit corporations, attach a certified copy of corporate resolutions authorizing the officers of the Grant Recipient to execute and to perform the obligations of the Grant Recipient as set out in a grant agreement that may result from this grant application.

Town of Mineral Springs

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

Telephone:
(704) 243-0505

Facsimile:
(704) 243-0506

Clerk:
(704) 289-5331

Mayor:
Frederick Becker III

Council
(Through 2007):

Valerie Coffey
Lundeen Cureton
Peggy Neill

(Through 2009):

Jerry Countryman
Janet Critz
Woody Faulk

www.
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Clean Water Management Trust Fund Wolf Branch/Bates Branch greenway enhancement and water quality protection project

Narrative Proposal

Submitted by the Town of Mineral Springs

March 1, 2007

The Town of Mineral Springs and its partners respectfully request a grant of \$306,505 of a \$609,020 project to acquire 12.03 acres of land adjoining a portion of the town's greenway, and to place an additional 34.8 acres of streamside property into a conservation easement.

This project would protect approximately 6,200 feet of stream frontage on the Wolf and Bates Branches of the Twelvemile Creek. The purchase of 12.03 acres of predominantly upland forest land would provide additional buffering in an area where the land slopes most steeply toward the stream, and would create a self-sufficient wilderness area adjoining the town's developing greenway. In rapidly-developing Union County, opportunities to protect such properties are quickly disappearing, and the town has an unprecedented opportunity to ensure protection of this valuable water resource while providing additional recreational and wildlife habitat assets.

Project Description

The Wolf Branch/Bates Branch project represents an innovative collaboration between multiple stakeholders: a municipal government (the Town of Mineral Springs), a non-profit land trust (the Catawba Lands Conservancy), and two land developers (Niblock Development Corporation and Carmel Brothers, Incorporated). The completed project will result in creation of the first leg of the town's proposed greenway system, linking three major residential subdivisions and two thoroughfares. The design of the greenway and its adjoining lands will permanently protect nearly 1.7 miles of stream frontage, provide transportation and recreational opportunities, and create a 16-acre wilderness "destination" at the midpoint of this greenway leg.

While Union County has now attained the distinction of being the fastest-growing county in the state of North Carolina, protection of water quality, preservation of natural areas, and creation of greenways has not kept up with the pace of growth. Earlier suggestions by county officials to study greenways were met with swift opposition by landowners, and such ideas were quickly dropped. Also, until very recently the county's floodplain management policies and ordinances were weak, even allowing building and placement of fill in floodplains, and the quality of our streams, particularly in the Catawba basin, has been declining. Countywide, there is little to no incentive to maintain undisturbed buffers during land development and construction, which further contributes to the decline in water quality throughout the basin.

Mineral Springs is located roughly in the center of Catawba Subbasin 03-08-38, a small subbasin containing Sixmile Creek, Twelvemile Creek, and Waxhaw Creek. Due to the proximity of Charlotte to the north, development in this subbasin has progressed southward, beginning with the Sixmile Creek area. One consequence of this development pattern is that the entire 8.8-mile length of Sixmile Creek received a Use Support Rating of "Impaired" in the Division of Water Quality's (DWQ) 2004 Catawba River Basinwide Water Quality Plan. Of more immediate significance to the Mineral Springs area is that the Twelvemile Creek, while still receiving a Use Support Rating of "Supported" for the 3.3-mile portion downstream of Mineral Springs that has been monitored, saw the bioclassification at its only monitoring site decline from "good" to "good-fair" from 1997 through 2002. Of even greater concern is the fact that upstream construction, development, land clearing, and placement of impervious surfaces took place in the Twelvemile Creek basin at a far more rapid rate during the period 2002 - 2007 than it did from 1997 - 2002, and observable turbidity in the creek and its tributaries has increased dramatically. Finally, all waters in the subbasin are considered impaired on an Evaluated basis because of a fish consumption advice. The DWQ notes that Union County is the fastest growing of any county in the basin, and recommends that Union County "develop management strategies that address runoff in this developing watershed".

Since the town's founding (actually, *re*-founding) in 1999, conservation, land preservation, wildlife protection, and water quality protection have been high priorities, both on the part of the governing body and on the part of the residents. The town conducted a mail survey of residents in 2000, and repeated the survey in 2005 as a part of a Vision Plan and update of the town's Land Use Plan. Response rates to both surveys were almost 40%, an astonishingly high rate for a mailed survey. Fully 91.4% of respondents rated "preservation of open space/creeks/trees" either "Very" or "Somewhat" important in 2005 (94.7% in 2000), and 83.3% "Agreed" or "Strongly Agreed" with the statement "unique natural areas should be

protected from development” in 2005 (85.2% in 2000). Finally, 45.8% “Agreed” or “Strongly Agreed” that “Mineral Springs should develop a network of walking, bicycle, and horse trails” in 2005 (up from 40.5 in 2000), while 26.1% were “neutral” on such greenways. The planning board and town council have responded to these public sentiments by creating conservation-based zoning, maintaining low residential density, requiring conservation subdivision design, implementing extremely strict floodplain, stormwater, and stream buffer regulations, and adopting a community-wide greenway plan focused on stream corridors.

So, the genesis of this project can be traced back to 1999, but the actual implementation began in 2003 with a cooperative effort between the town and the developer of a 65-acre residential subdivision along a branch of the Twelvemile Creek. The Dan Moser Company of Mineral Springs met with the mayor and a town councilwoman and proposed a 40-lot subdivision on a site that had been very destructively clearcut a few years earlier. There was no provision made to set aside any stream buffer land, but town officials had observed that there were some streamside areas where the vegetation had not been disturbed and proposed that Mr. Moser eliminate this land from the lots and dedicate it to the town as the very first leg of an as-yet-conceptual greenway. Mr. Moser responded by offering the town approximately 7 acres of property, including almost all of the remaining wooded riparian land and over an acre of upland with road frontage to serve as a trailhead. In addition, Mr. Moser offered to sell the town approximately 1.9 additional acres for \$20,000, a sloping tract which contained an active and very pristine natural spring.

Mr. Moser subsequently sold this property to Carmel Brothers, Inc. of Charlotte without developing it, but Carmel Brothers retained all the land dedications proposed by Mr. Moser and agreed to sell the town fully 3.59 acres including the spring property at approximately one-half his cost, and received final approval from the town to develop 26 lots on the site (the Harrington Hall subdivision). The greenway project – with stream protection and an accessible trailhead – had begun!

In an effort to build on this success, town officials sought ways to extend the greenway and stream protection corridor, and to acquire additional upland property to supplement the town’s 3.59-acre spring property purchase. As the greenway plan developed (and it was eventually formally adopted as part of the town’s Land Use Plan on October 12, 2006), town officials envisioned not only a streamside trail, but actually a “string of pearls” where larger areas of high-quality natural wilderness land could be preserved as “destinations” along the greenway. Such an opportunity presented itself in mid-2006, when Niblock Development Corporation of Concord proposed a 120-lot subdivision (Copper Run) on 200 acres immediately downstream of Harrington Hall. The site included approximately 20 acres of FEMA

floodplain along the Wolf Branch and Bates Branch tributaries of the Twelvemile Creek, and Niblock agreed to convey 34.8 acres to the town, consisting of this floodplain and some additional buffers. This riparian land added approximately 6,200 feet to the greenway corridor, and provided a link to another thoroughfare with opportunity for another trailhead. The corridor had the additional advantage that it lay across the Bates Branch from 17 acres of streamside common open space in the Brantley Oaks subdivision, open space that the homeowners' association intends to place in a conservation easement and convey to the town.

After numerous visits to the Niblock Property, town officials identified an area of roughly 18 acres, most of it non-riparian, that contained some of the finest hardwood growth on the site. This area adjoined the 34.8 acres already pledged to the town, contained portions that sloped steeply down toward the stream, and was contiguous to the 3.59-acre tract the town was buying from Carmel Brothers. This was the land that would greatly enhance the town's efforts to protect the Wolf and Bates Branches, the land that offered the promise of the greatest diversity of ecosystems and topography, the land that would become another "pearl" on the greenway necklace. Eventually, Niblock agreed to sell 12.03 acres of this selected area at approximately their cost: \$300,750.

The purchase price constituted the greatest stumbling block for a town whose entire FY2006-2007 budget was \$257,630. The Carmel Brothers purchase price of \$42,721 was manageable for the town, but the Niblock land would be out of reach without outside support.

A partnership with the Clean Water Management Trust Fund and the Catawba Lands Conservancy offered a solution to several dilemmas. The town was seeking an agency to hold a conservation easement on the 34.8-acre Copper Run greenway corridor, and was additionally seeking a funding partner to leverage a purchase of the additional 12.03-acre upland tract. This project, as proposed, integrates all of the partners and assets as follows:

- The town sells a conservation easement on the 34.8-acre riparian tract to the CWMTF
- The proceeds of the sale of the easement to the CWMTF are applied to purchase of the 12.03-acre tract
- Niblock homes makes the 12.03-acre tract available at their cost
- The town provides an additional cash match of \$30,075 toward this purchase
- The town in turn donates a conservation easement on the 12.03-acre tract to the CWMTF

- The Catawba Lands Conservancy assists the CWMTF by providing stewardship and monitoring on the combined 46.83-acre property
- The town combines the property acquired in this phase of the project with the 10.9 acres already acquired from Carmel Brothers and administers a greenway and other passive recreation opportunities on the 57.73-acre property within the guidelines of the CWMTF conservation easement
- The town continues negotiation with the Brantley Oaks Homeowners Association to incorporate their 17.1-acre riparian property into the town's overall greenway and wilderness preservation project.

Water Quality Objectives and How They Will Be Met

Protection of the water quality of the Bates and Wolf Branches of Twelvemile Creek. By owning the streamside property on one side of the Wolf and Bates Branches for 9,800 feet, with an opportunity in the future to secure another 4,000 feet on the other side of the Bates Branch from the Brantley Oaks Homeowners Association, the town will be able to prevent land disturbance, impervious surface creation, and vegetation removal in those critical riparian corridors. By securing the additional 12.03-acre sloping upland tract for which funding is being sought, and combining it with the existing adjacent 3.59-acre Harrington Hall tract, the town will be able to provide an even greater degree of protection for the branches by greatly expanding the buffers in areas with the steepest slopes and the greatest potential for introducing sediment and other contaminants into the waters.

Coupling this land acquisition with the protection of a CWMTF conservation easement and monitoring assistance by the Catawba Lands Conservancy ensures permanent protection of the conservation values of these properties. The Catawba Lands Conservancy, as the local land trust for the region, is in a position to provide the stewardship that is essential to maintaining the integrity of the conservation easement and the water-protecting qualities of the entire project.

Establishment of a recreational and educational greenway. This land is in remarkably good ecological condition, and by providing an unpaved greenway along these branches, the town will be in a position to afford the residents of at least three major subdivisions access to such a high-quality wilderness area. Opportunities for wildlife habitat preservation will result, and the overall project will offer excellent educational opportunities as it presents a wide range of Piedmont ecosystems in a protected environment. Providing the extra acreage outside of the riparian areas will permit the town to divert more of the recreational activity away from the streams themselves, reserving the most environmentally sensitive

areas closest to the stream for the least intrusive activities. Indirect environmental benefits will accrue as residents make use of the protected pedestrian, bicycle, and equestrian trails for some of their non-essential travel, reducing automobile use. Finally, making an outdoor recreation opportunity so attractive and so accessible to so many residents will provide public health benefits as people take advantage of the opportunities for exercise.

Funding Needs and Sources

This project is unlikely to be eligible for other federal or state grant programs, but the direct water quality benefits promised by the project make it an excellent candidate for CWMTF funding. The total project cost of \$609,020 would be covered by a \$306,505 grant from the CWMTF (\$271,440 as a conservation easement purchase and \$35,065 in transaction, project management and perpetual stewardship costs), a \$300,750 fee purchase by the Town of Mineral Springs (including a \$30,075 cash contribution from the town) and simultaneous conservation donation to CWMTF, and a \$1,000 in-kind contribution by the Catawba Lands Conservancy.

The budget attached to this application includes funding for all closing costs, including attorney's fees, surveys, appraisals, and environmental site assessments. Additionally, funding has been requested for a portion of the baseline inventory report (with the balance being provided in-kind by the CLC), an item required for the State's conservation easement, as well as a property management fund. The property management fund will allow the Town of Mineral Springs to provide for the initial management of these properties, including a management plan in partnership with the Catawba Lands Conservancy, and the routine maintenance of the properties.

Summary of Project Significance

- Protects significant lengths of two branches feeding the Twelvemile Creek
- Follows the DWQ recommendations to develop management strategies that address runoff in the Twelvemile Creek watershed
- Addresses the growing problem of nonpoint source pollution in all Union County creeks and watersheds
- Establishes a 1.8-mile greenway trail, with a significant large wilderness tract along that trail
- Brings community focus to the importance of protecting water quality
- Provides other opportunities for passive recreation and outdoor education, including opportunities for wildlife habitat enhancement, and for interpretive signage and observation
- Meets goals of the Town of Mineral Springs' Land Use Plan and Greenway Plan

- Provides an innovative model for cooperation and collaboration between a municipal government, a non-profit land trust, and land development entities

The Town of Mineral Springs invites the Clean Water Management Trust Fund to join this innovative and exciting initiative to protect approximately 6,200 feet of riparian corridor along the Wolf and Bates Branches in the rapidly developing Twelvemile Creek watershed, and to help facilitate the completion of a 1.8-mile greenway and a 15.7-acre wilderness park. Your support of this project will leverage the partners' commitment of \$30,750 in cash, easement donation, and in-kind contribution, and complete a project of enduring recreational and conservation significance for the entire region.

Sincerely,



Frederick Becker III

Mayor, Town of Mineral Springs



ACQUISITION PROJECT SUPPLEMENTAL QUESTIONS (0-45 points)

Answer ALL questions; please use N/A or "don't know" instead of leaving blanks

IN ORDER FOR YOUR APPLICATION TO BE CONSIDERED FOR FUNDING, YOU MUST READ AND COMPLETE THE FOLLOWING:

Have the landowner(s) and applicant read the standard CWMTF Conservation Easement Template? Yes No .

Do the landowner(s) and applicant accept the standard conditions of the standard CWMTF Conservation Easement Template? Yes No .

An example of a CWMTF standard Conservation Easement can be found on CWMTF webpage www.cwmtf.net.

Note: Typically only the language of Article II of the easement may be modified.

*** Please see modification request regarding foot bridge requirement in section "Proposed Protection, A" and "Other, L."**

PROPERTY INFORMATION

Ownership

A. Who owns the property?

*Niblock Development Corp., Inc.,
300 McGill Ave NW, Concord, NC 28027*

B. If the landowner is a LLC, LLP, Partnership, or Corporation, please list the names of all the members.

Franklin Niblock III, President, William Niblock, Vice President and Marc Niblock, Secretary

C. Are all landowners involved in this project willing to sell the property or a permanent conservation easement?

Yes.

D. If the project includes a greenway, please provide written documentation that landowners of contiguous property are willing to participate in the project.

The property adjacent to Phase I of the Master Greenway Plan has yet to be developed. Currently, the majority of the Master Greenway Plan lies along riparian corridor that has yet to be developed. Land that is adjacent to private landowners will be pursued in the later stages of implementation.

CWMTF is most interested in funding greenway projects that can establish a contiguous trail.

Two tracts of land immediately south of the subject project properties are under contract to be conveyed to the Town of Mineral Springs by Carmel Brothers Inc. (Tract D and E on project map). In addition to the 12-acre upland property, and the 34.8-acre stream buffer that will be conveyed in fee to the Town of Mineral Springs as an integral part of the plat approval process, the first phase of greenway will include more than 57 acres. The town hopes to permanently protect the 47+/- acre project area by conveyance of a conservation easement to the CWMTF.

The entire project will establish a contiguous trail of approximately 1.7 miles in length, following the Bates Branch and its tributary Wolf Branch. These branches feed Twelvemile Creek in the Catawba Basin. The 12+/- acre subject property (Tract C on project map) and the 3.6-acre adjoining property (Tract D on project map) will establish a 15 +/- acre upland wilderness area as a "point of interest" along the greenway, with additional trails. This upland property will also form an enhanced buffer for the Wolf Branch, protecting forested slopes and preventing significant sedimentation and erosion from the adjacent development.

Land Use and Zoning

A. Is there a local land use plan for the county or municipality in which the project will occur?

Yes.

B. How is the land classified in land use plans?

Agricultural/Residential (1 DU/2 acres)

C. Are there any environmental laws, rules or regulations (existing or pending) which restrict the use or marketability of the property? (If yes, please explain)

No.

D. How is the property zoned and when did this zoning become effective?

AR: Agricultural Residential (1 DU/2 acre density with conservation design standards and 40,000 sf minimum lot sizes). Zoning became effective February 26, 2007.

E. What is the name and contact information (address and phone number) for the local zoning official?

*Nadine Bennett
Centralina Council of Governments
PO Box 35008
Charlotte, NC 28235
(704) 348-2722*

F. What is the condition of the vegetation on the tract in terms of age and composition?

Canopy vegetation on the upland consists of high-quality examples oak-hickory forests, with estimated age of 50 – 70 years. Understory growth consists of typical piedmont shrub species of high quality. The riparian corridor consists of lower slopes, adjacent to Bates Branch and bottomland/hydrophytic forests.

G. What is the "threat of development"?

*Very high. In a general sense, Union County is North Carolina's fastest growing county, and Mineral Springs is located on the edge of the current boom in sprawling suburban development. Specifically, this property is located within an approved residential subdivision. The developer has granted the town an option to purchase the property. **If the property is not purchased by the town, it will be partially or totally cleared and developed as ten residential lots.***

H. Please submit a copy of the tax valuation card from the local tax assessor's office

2006 tax valuation card attached.

Note: property was sold by Bingham Holdings LLC to Niblock Development Corp on September 6, 2006 for \$4,022,000, or \$20,000 per gross acre.

PROPOSED PROTECTION

A. Will you be protecting the property through a conservation easement(s), fee simple purchase, or other method?

The entire 47+/- acre project area will be protected via a state held conservation easement. After the town's proposed fee simple purchase of the 12 acre upland tract, the town will immediately convey a conservation easement to the state via donation. Similarly, a conservation easement will be sold to the state on the 35+/- acre riparian corridor simultaneous to the conveyance of the property by the seller to the town via fee donation. The town intends to incorporate all conditions of the standard CWMTF Conservation Easement Template and the Bridle Trails Template, including 50 foot buffers where equestrian use is permitted and the adoption of best management practices (BMP's) for greenway development along riparian corridors. The following exception is requested to Article II (B) and (F): the Town requests that the easement be modified to increase the permitted number of pedestrian footbridges from one (1) to three (3). Because this tract consists of approximately 8,670 linear feet of stream frontage with an average width of 250 feet, and the town intends to protect additional riparian tracts on

the other side of the stream (Tract A on project map), a limit of one footbridge could frustrate the public access and greenway purposes of the project.

B. Who will own the property at the completion of the project?

The Town of Mineral Springs

C. How many acres will be acquired or protected through the entire project (including all matching funds)?

46.8 acres

D. What percentage of the total tract is within 300 feet of a stream?

Approximately 95%

E. How many acres will be protected with CWMTF funding?

46.8 acres

F. Would the CWMTF purchase (fee or conservation easement) be limited to the 300-foot buffer?

No – approximately 4% lies outside of the 300-foot buffer. In addition, the town will donate a conservation easement to the state on the 12 +/- acre upland tract of proposed project area.

G. If not, what percentage of the land protected with CWMTF funds falls within 300 feet of either side of the stream?

See question E.

RIPARIAN AREA PROTECTION

A. Is tract immediately adjacent to surface waters?

The 34.8-acre tract on which a CWMTF conservation easement is proposed for purchase is immediately adjacent to surface waters. The 12.03-acre tract to be protected via conservation easement donation to the state is not immediately adjacent to surface waters, but consists of a sloping upland forested buffer.

B. Complete the table below.

| Name of stream | Number of linear feet of stream protected | Buffer one or both sides of stream? | Number linear feet of buffer protected | Average buffer width (give range if variable) | Acres of buffer protected |
|-----------------------|--|--|---|--|----------------------------------|
| Bates Branch | 7,050 | One | 7,050 | 0 – 300 ft. | 32.7 |
| Unnamed Tributaries | 810 | Two | 810 | 0-300 ft. | 12.8 |
| | | | | | |
| TOTAL** | 7,860 | | 7,860 | | 45.5 |

WETLAND PROTECTION

A. Complete the table below.

| Wetland Location | Wetland Acres | Method of Determination |
|---------------------------------|----------------------|--------------------------------|
| Within 300 ft. riparian buffer | 0 | |
| Outside 300 ft. riparian buffer | 0 | |

PROJECT STATUS

A. Check and provide dates for the following that you have completed:

| | |
|--|---------------------------------------|
| Option- give expiration date if applicable ** Note that a copy of the option is required to be submitted as part of the application if it is available. | Expiration Date: July 11, 2008 |
| Appraisal | Not yet completed |
| 2 nd appraisal- required if property value is greater than \$250,000 | Not yet completed |
| Survey | Not yet completed |
| Phase I Environmental Site Assessment | Not yet completed |

CONSERVATION EASEMENT

A. Who will hold the easement on the property bought with CWMTF funds?
State of North Carolina (CWMTF)

The State of North Carolina usually holds the conservation easement; however, CWMTF will consider a local government or a Soil and Water Conservation District holding the conservation easement on a case-by-case basis. Please note that if the applicant holds the easement, the State must have third party right of enforcement and the grant recipient must take title to the easement subject to an executory interest in the state.

B. Who will hold the easement on any additional tracts in the project not bought with CWMTF funds (the State of North Carolina, a local government, a local land trust, or a Soil and Water Conservation District)?
The State of North Carolina will hold a conservation easement on the additional 12 acre upland tract (Tract C on project map).

C. Who will monitor the conservation easement (s)?
Catawba Lands Conservancy

ANTICIPATED ACTIVITIES AND USES

A. Will you allow public access to the property?

Public access is a critical component of this project. This tract includes a greenway trail, including equestrian use where appropriate. A critical component to this project is to bring community focus toward the value of open space and the recreational opportunities with conserving land.

Existing and Planned Activities

B. List all known activities presently occurring on the Property and/or Easement Area.

Hiking, bicycling and horseback riding

C. Which activities that are presently occurring will continue?

Hiking, bicycling, horseback riding. As described elsewhere in this application, the town will use the properties as a passive recreational resource. No other activities, including hunting, farming, or timbering will be permitted.

D. List all planned or anticipated activities the owner wishes to construct or develop on the Property or Easement Area (e.g., viewing platforms, boardwalks, decks and piers, convenience facilities, picnic tables, parking areas, foot or vehicular bridges, educational facilities).

The protected easement area will be part of the town's planned greenway system. The town proposes to develop and maintain unpaved trails along the stream and in the upland areas. The town also proposes to construct a small parking area at a future trailhead at Pleasant Grove Road on the northern end of the tract (subject to CWMTF guidelines, to the extent that such a parking area can be constructed without creating erosion or runoff problems). As we advance the Master Greenway Plan, the town will construct such pedestrian bridges as would be necessary to link various sections of the greenway, and also plans to provide picnic tables or benches on the upland portion of the project where it adjoins to the neighborhood.

Existing and Planned Utilities

E. List all existing utilities (e.g., sanitary sewer mains, electric lines, etc), and easements of any nature (for utilities, drainage, access, etc.) known to affect the Property or Easement Area. Note: easements and existing utilities not disclosed in this application may be justification for the grant, if awarded, to be rescinded by the Trust Fund.

There are no known utilities present or planned in the property or easement area. Niblock Development Corporation has proposed five Public Drainage Easements (PDEs) in the 34.8-acre riparian tract but outside the FEMA floodplain, where natural stormwater flow has been established. Disturbance of land or vegetation within PDE's is strictly limited by the Mineral Springs Subdivision Ordinance (the protected area will not be bisected).

F. Do any of these rights-of-ways and/or easements benefit other landowners?
The PDE's will benefit the individual landowners who purchase lots in the Copper Run subdivision being developed by Niblock Development Corporation.

G. Will any of the presently existing easements continue? If so, explain.
The PDE's will become a permanent part of the subdivision.

H. Will the landowner or your organization request extensions to any of these utilities?
No utility extensions are contemplated on any of the conservation properties.

Utility Stream Crossings

I. Are there any existing or planned water, sewer or utility stream crossings on the tract?
No.

J. How many crossings are there and how far apart are they spaced?
None.

K. Please provide a map with these existing or planned stream crossings clearly marked.
N/A

Other

L. Please describe any modifications from the standard easement, not described above, that would need to be made to the easement.

All proposed modifications have been described above, in "Proposed Protection: A." The town intends to incorporate all conditions of the standard CWMTF Conservation Easement Template and the Bridle Trails Template, including 50 foot buffers where equestrian use is permitted and the adoption of Best Management Practices (BMP's) for greenway development along riparian corridors. The following exception is requested to Article II (B) and (F): the Town requests that the easement be modified to increase the permitted number of pedestrian footbridges from one (1) to three (3). Because this tract consists of approximately 8,670 linear feet of stream frontage with an average width of 250 feet, and the town intends to protect additional riparian tracts on the other side of the stream (Tract A on project map), a limit of one footbridge could frustrate the public access and greenway purposes of the project.

The Town of Mineral Springs understands CWMTF's easement policy. Because these properties are to be used for passive recreational activities, the conservation easement would need to permit the establishment and maintenance of a greenway trail and potentially include the need to increase the number of footbridges within the project area. Other uses are expected to include a small trailhead parking area and interpretive signage.

ADJACENT PROPERTIES

A. If CWMTF funds will be used to purchase only the 300 foot stream buffer, what land uses and activities, including timbering, are planned for the property adjacent to the buffer?

Most of the property to be purchased with CWMTF funds lies within the 300-foot stream buffer. Only passive recreation, as described above, is planned for the entire 46.8-acre project. No timbering will be permitted in the project area, unless there is a determination made by a qualified forester that specific trees should be removed in order to protect the health of the forest (i.e., removal of diseased trees that could infect adjacent trees if left standing). The rest of the property adjacent to the buffer will be used for residential lots. Both the town's setback requirements and the intentions of Niblock Development Corporation will result in as little vegetation disturbance and tree removal as possible, aside from the home building footprints and septic drain fields.



ACQUISITION PROJECT BUDGET

1. The proposed line item budget must contain at least the items shown below; you may include additional line items. Note that CWMTF may require additional breakdown of items.

Funds may not be used for the purchase of any improvements or debris on the property.

CWMTF can not pay in excess of appraised value.

Budget Prepared by DL Date 2/1/07
 Budget Checked by ASD Date 3/1/07

| Item | Requested CWMTF Grant Amount | Matching Funds | Total Project Cost |
|---|--|--|--------------------|
| A. Property Acquisition (Provide one line item for each tract; list acreage and whether transaction is fee simple purchase or conservation easement purchase) | ***\$271,440 conservation easement purchase on 34.8 acres @ \$7,800/acre | ***\$300,750 conservation easement donation (12.03 at \$25,000/acre fee simple purchase) (***\$29,310 cash match from applicant + \$271,440 CWMTF grant) | \$572,190 |
| B. Appraisals (note that two appraisals are required if the value of the Property to be purchased is greater than or equal to \$500,000) | \$3,000 | \$0 | \$3,000 |
| C. Surveys and Legal Descriptions | \$13,000 | \$0 | \$13,000 |
| D. Phase 1 Environmental Site Assessments | \$5,000 | \$0 | \$5,000 |

| | | | |
|--|------------------|------------------|------------------|
| E. Baseline Documentation Report- Required for Land Trust applicants who intend to hold and monitor the easement | \$1000 | \$1000 | \$2000 |
| F. Ad Valorem Taxes (if applicable) | N/A | N/A | N/A |
| G. Title Insurance (if applicable) | \$500 | \$0 | \$500 |
| H. Legal Fees and Closing Costs | \$6,000 | \$0 | \$6,000 |
| I. Recording Fees | \$500 | \$0 | \$500 |
| J. Rollback Taxes (if applicable) | N/A | N/A | N/A |
| K. Stewardship Expenses (for non-profit Grant Recipients only) | \$1065 | \$0 | \$1065 |
| L. Property Management Costs (for local government Grant Recipients only) | \$0 | \$0 | \$0 |
| Project planning, contract execution and negotiation expenses (CLC) | \$5000 | \$765 | \$5765 |
| Totals | \$306,505 | \$302,515 | \$609,020 |
| Total project cost expressed as cost/acre = | \$6,545 | \$6,460 | \$13,005 |

2. How was the cost of the fee simple purchase or conservation easement estimated? *Please note that CWMTF can not pay in excess of appraised value.*

Seller purchased 201.35 acres on September 6, 2007 for an average price of \$20,000/acre. The 12-acre portion of the project area is of significantly higher quality and value than the average throughout the site based on development potential, timber quality, and upland location. In addition, based on similar recent transactions the estimate of \$7,800/acre of floodplain acreage is likely to be below market value for conservation easement purchase. Although no bargain sale match is being applied, it is likely that this valuation of both the conservation easement sale and conservation easement donation are very conservative approximations of actual fee value and easement value for land of this quality in western Union County.

3. Conservation non-profit organizations must complete and submit the CWMTF Annual Monitoring Cost Worksheet to establish stewardship cost. [Download the](#)

MATCHING RESOURCES (0-20 points)

1. Please completely fill in the table below.

| Type Of Matching Funds | Matching & Other Funds (\$) | Source Of Matching Funds | Availability | Type of In-Kind Service |
|--|-----------------------------|---------------------------|--|-------------------------|
| Cash value match-financial resource contribution | \$30,075 | Town of Mineral Springs | Town Council approved 2/9/2007 | |
| Fee simple donation | | | | |
| Bargain sale match | | | | |
| Fee purchase of 12 acres; conservation easement to be donated to the state | \$300,750 (\$271,440) | Town of Mineral Springs | Pending grant funds, conservation easement donation will be conveyed to state upon fee purchase of upland property | |
| Donated easement to be held by applicant as other than CWMTF standard easement | | | | |
| In-Kind services ("sweat equity") | \$1000 | Catawba Lands Conservancy | Pending grant approval | Baseline Survey |
| Specify other funds- | | | | |
| Specify other funds- | | | | |

2. If the match is a donated conservation easement, how was the value of the donation calculated?

The match is in the form of a conservation easement donation of approximately 12 acres of upland woods. As stated above, price is based on recent transactions in the area – all of which indicate that the estimated land values, whether fee or easement, are well below market value.

3. What other state or federal grant programs are available to fund this project?

It is unlikely that this purchase would qualify for funding through other state or federal grant programs.

4. What other funding sources have you pursued?

Although no other grant funding has been pursued, applicant has negotiated with the seller for extremely favorable conditions on this purchase, including price, and has additionally approved taking funds from municipal fund balance to secure a significant cash match. As we advance the town's Master Greenway Plan, additional acreage will be obtained and permanent protection via conservation easements will continue to be the top priority of Mineral Springs.

Parcel ID

06057003

Owner Name

BINGHAM HOLDINGS LLC

Owner Mailing Address537 VERSAILLES DR
MAITLAND
FL, 32751**Tax Information**

| | | | |
|-----------------------|------------|-----------------------|-------------------|
| Deeds | 2017-467 | Stamps 2 | |
| Stamps | 0 | Stamp Date2 | |
| Stamps Date | 12/27/2002 | Deeds 2 | |
| Land Value | 909280 | Farm Deferral | 877110 |
| Total Value | 32170 | Legal Desc 1 | BATES |
| Acreage | 201.0800 | Legal Desc 2 | |
| M Value | 909280 | Legal Desc 3 | |
| Improved Value | 0 | Parcel Address | PLEASANT GROVE RD |

Location Information

| | | | |
|--------------------------------|-----------------|----------------------|-----------------|
| Census Tract Acres | 23607 | Municode | Mineral Springs |
| Census Tract Number | 210 02999877929 | Fire District | Springs |
| Census Tract Population | 4944 | County Zoning | RA-40 |
| Zoning Admin | Union County | School | County |

Site/Land Information

| | | | |
|------------------|----------------------------|-------------------------|--------------|
| FEMA Map | 37179C0090 C | FEMA Zone | A |
| FEMA Comm | | FEMA Grid Map | 37179C0090 C |
| Soils | BdC2 ChA GsE TbB2 | FEMA Grid Insert | |

Appraisal Information

| | | | |
|--------------------|--|--------------|--|
| Square Feet | | Type | |
| Half Baths | | AC | |
| Full Baths | | Story | |
| Year Built | | Use | |
| Heating | | | |

**MINERAL SPRINGS GREENWAY PROJECT
PHASE ONE
CLEAN WATER MANAGEMENT TRUST FUND
APPLICATION AUTHORIZATION DOCUMENT**

WHEREAS, Catawba Lands Conservancy, in partnership with the Town of Mineral Springs, is hereby applying to the North Carolina Clean Water Management Trust Fund ("the Fund") for grant funds to protect 47 +/- acres along Bates Branch and Wolf Branch tributaries, known as Phase One of the Mineral Springs Greenway Project; and

WHEREAS, if the North Carolina Clean Water Management Trust Fund approves funding of the project as described in this grant application, the Fund will prepare a Grant Agreement for execution by the Town of Mineral Springs; and

WHEREAS, the Grant Agreement will specify the terms and conditions under which the Fund will provide the grant funding; and


WHEREAS, the Grant Agreement will require Catawba Lands Conservancy, in partnership with the Town of Mineral Springs, to perform certain functions and obligations in order to carry out the work described in this grant application.

NOW, THEREFORE, BE IT RESOLVED:

That the Board of Directors of Catawba Lands Conservancy assures the North Carolina Clean Water Management Trust Fund that it understands the functions and obligations to which Catawba Lands Conservancy is committing itself in order to carry out the work described in this grant application, and further agrees that Catawba Lands Conservancy will proceed with diligence to perform those functions and obligations to accomplish the work described in this grant application.

Adopted this 21 day of February, 2007.

Attest:



Davis Cable, Executive Director

Town of Mineral Springs

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

Telephone:
(704) 243-0505

Facsimile:
(704) 243-0506

Clerk:
(704) 289-5331

Mayor:

Frederick Becker III

**Council
(Through 2007):**

Valerie Coffey
Lundeen Cureton
Peggy Neill

(Through 2009):

Jerry Countryman
Janet Critz
Woody Faulk

February 27, 2007

To: North Carolina Clean Water Management Trust Fund
From: Frederick Becker III, Mayor, Town of Mineral Springs
Re: Authorization for grant application

On February 8, 2007, the town council of the Town of Mineral Springs, by unanimously adopted motion, took the following actions:

- Authorized the commitment of \$30,750 as a local government match toward the \$300,750 purchase of 12.03 acres of property owned by Niblock Development Corporation, with additional funding to be sought from the North Carolina Clean Water Management Trust Fund; and
- Authorized Mayor Frederick Becker III to complete and sign the required application for a grant from the North Carolina Clean Water Management Trust Fund (CWMTF) to complete this purchase and work in partnership with Catawba Lands Conservancy and the State to put a CWMTF on the subject properties.

This proposed purchase is in conformity with the town's greenway plan, and is fully in keeping with the town's commitment to acquiring environmentally significant property in the vicinity of perennial streams and protecting such property by means of conservation easements.


Frederick Becker III
Mayor



CATAWBA LANDS CONSERVANCY
BOARD OF DIRECTORS
2007

Your land trust. Your quality of life.

Budd D. Berro — *Ex Officio*

Owner, Quantum Leap Strategies; Davidson Police Advisory Committee

J. Frank Bragg, Jr.

CEO, Bragg Financial Advisors

Michael F. Clement

Corporate Communications Executive, Bank of America

Thomas Cox

President, Cox and Company

Peggy B. Culberston

Philanthropist

Robert W. Elliot Jr. — *Treasurer*

Certified Public Accountant, Elliot & Warren

T. Thomas Gates — *Chair, Land Acquisition Committee*

Attorney, Robinson, Bradshaw & Hinson

Lynne Ford

Senior Vice President, Wachovia

John R. Hairr, III — *Secretary; Chair, Development Committee*

Partner; Parker, Poe, Adams and Bernstein, LLP

Kathryn S. Heath — *President*

Managing Director, Flynn-Heath Leadership

Thomas H. Howard, II

Vice President, Howard Construction Co.

Jud F. Little — *Second Vice President*

President, Apartment Division, Crosland

Karen D. McMillan — *Chair, Outreach and Education Committee*

Director, Reach Out and Read

Charles W. McRee

Retired, CEO McRee-Large, Inc.

Dr. Charles J. Meakin, III

Radiation Oncologist, South East Radiation Oncology

Jacob M. Meckler

Retired, Senior Vice President, BB&T

Michael T. North — *First Vice President*

Owner, Myers & Chapman, Inc.

William J. Price, V

President/CEO, Sonitrol Security Services; Founder, Queen's Cup Steeplechase

Haywood F. Rankin

Retired, U.S. State Department

David K. Smoots

Simonini Builders

Richard W. Taylor

Retired

Mary C. Tribble

President and Founder, Tribble Creative Group

P. Jean Woods — *Chair, Land Stewardship Committee*

Owner, Wisdom Way Computer Services

Directors are elected by Conservancy members at the Annual Meeting. A nominating committee presents a slate of candidates at the meeting; there may be nominations from the floor with the consent of the nominee. Directors to fill unfulfilled terms are selected by the nominating committee and appointed by the Board of Directors.

Town of Mineral Springs

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

Telephone:
(704) 243-0505

Facsimile:
(704) 243-0506

Clerk:
(704) 289-5331

Mayor:
Frederick Becker III

**Council
(Through 2007):**

Valerie Coffey
Lundeen Cureton
Peggy Neill

(Through 2009):

Jerry Countryman
Janet Critz
Woody Faulk

Mayor, Frederick "Rick" Becker III
6603 Sadler Road
Waxhaw, NC 28173
704-843-5870

Mayor pro tempore, Janet Critz
6626 Sadler Road
Waxhaw, NC 28173
704-843-1850

Councilwoman, Valerie Coffey
P O Box 538
Waxhaw, NC 28173
704-843-1138

Councilman, Jerry Countryman
P O Box 418
Mineral Springs, NC 28108
704-843-1121

Councilwoman, Lundeen Cureton
5316 Lee Massey Road
Waxhaw, NC 28173
704-843-2910

Councilman, Woody Faulk
P O Box 370
Mineral Springs, NC 28108
704-361-6774

Councilwoman, Peggy Neill
3502 Hickory Lane
Monroe, NC 28112
704-843-1331

Internal Revenue Service

Date: October 18, 2006

CATAWBA LANDS CONSERVANCY
105 W MOREHEAD ST
CHARLOTTE NC 28202-1815

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

Patricia Sims ID# 31-04345
Customer Service Representative

Toll Free Telephone Number:
877-829-5500

Federal Identification Number:
58-1969605

Dear Sir or Madam:

This is in response to your request of October 18, 2006, regarding your organization's tax-exempt status.

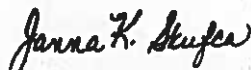
In January 1992 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

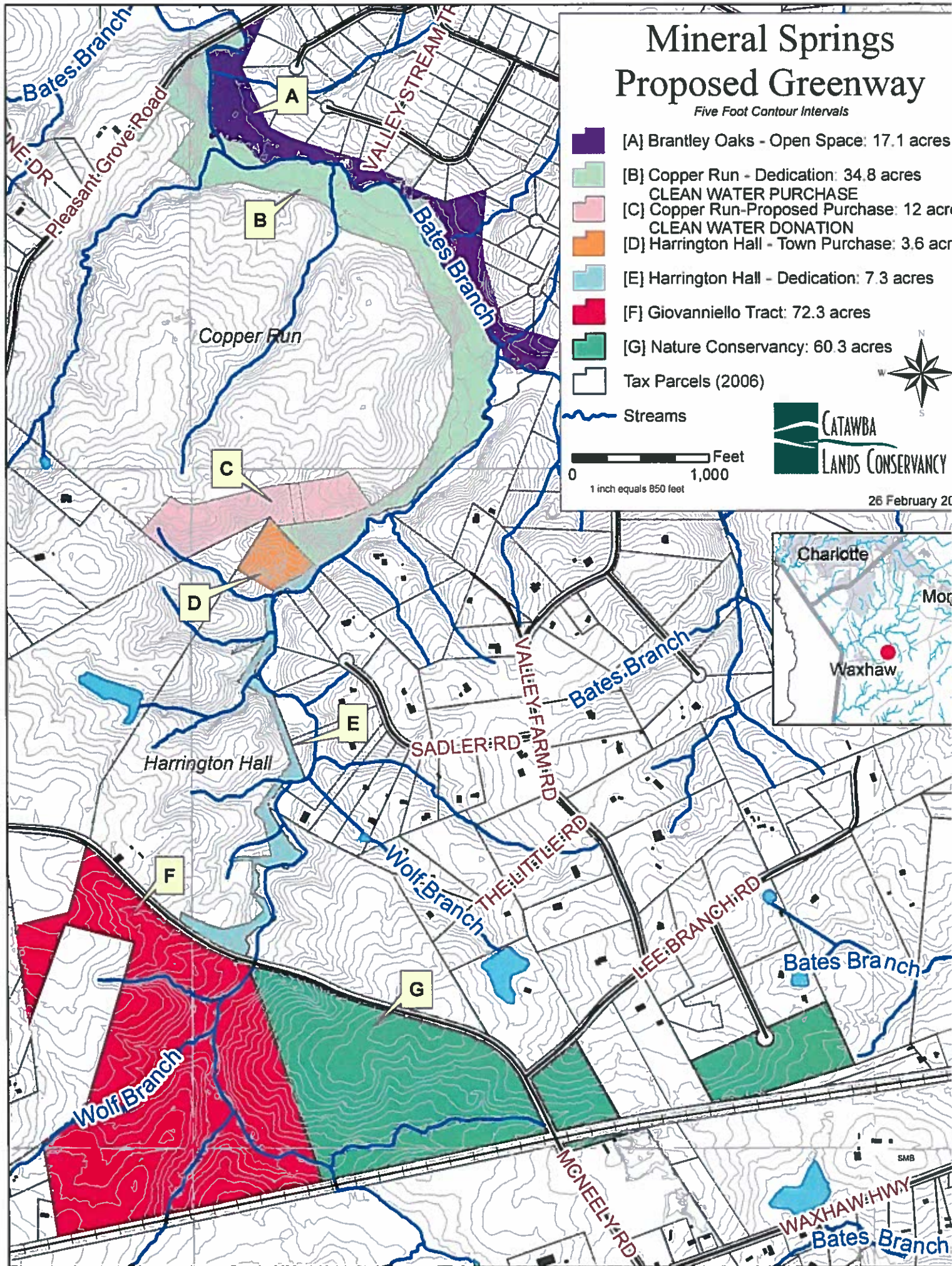
Sincerely,



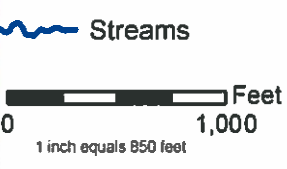
Janna K. Skufca, Director, TE/GE
Customer Account Services

Mineral Springs Proposed Greenway

Five Foot Contour Intervals








- [A] Brantley Oaks - Open Space: 17.1 acres
- [B] Copper Run - Dedication: 34.8 acres
CLEAN WATER PURCHASE
- [C] Copper Run-Proposed Purchase: 12 acres
CLEAN WATER DONATION
- [D] Harrington Hall - Town Purchase: 3.6 acres
- [E] Harrington Hall - Dedication: 7.3 acres
- [F] Giovanniello Tract: 72.3 acres
- [G] Nature Conservancy: 60.3 acres
- Tax Parcels (2006)



26 February 2006

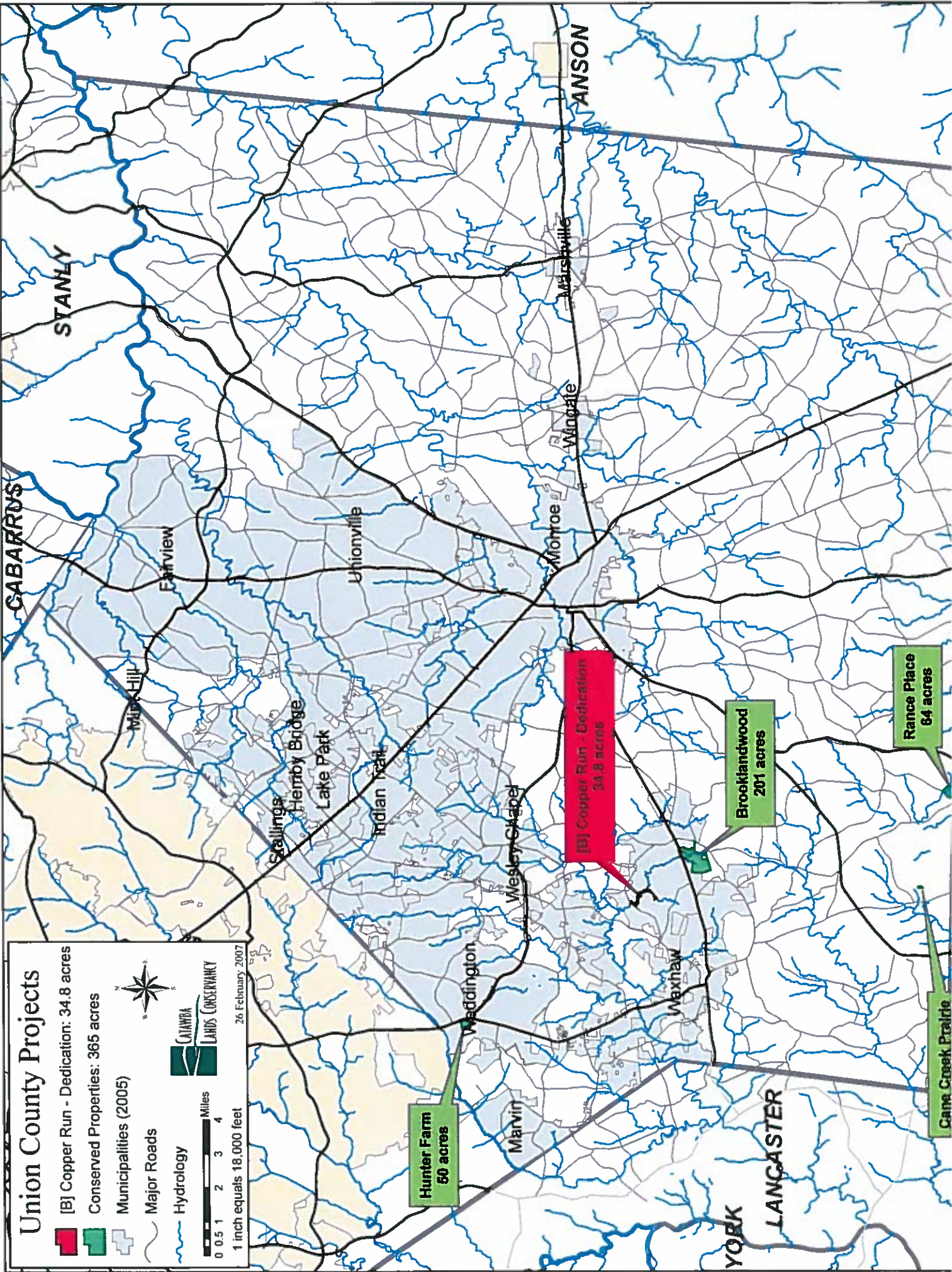


Union County Projects

-  [B] Copper Run - Dedication: 34.8 acres
-  Conserved Properties: 365 acres
-  Municipalities (2005)
-  Major Roads
-  Hydrology



26 February 2007



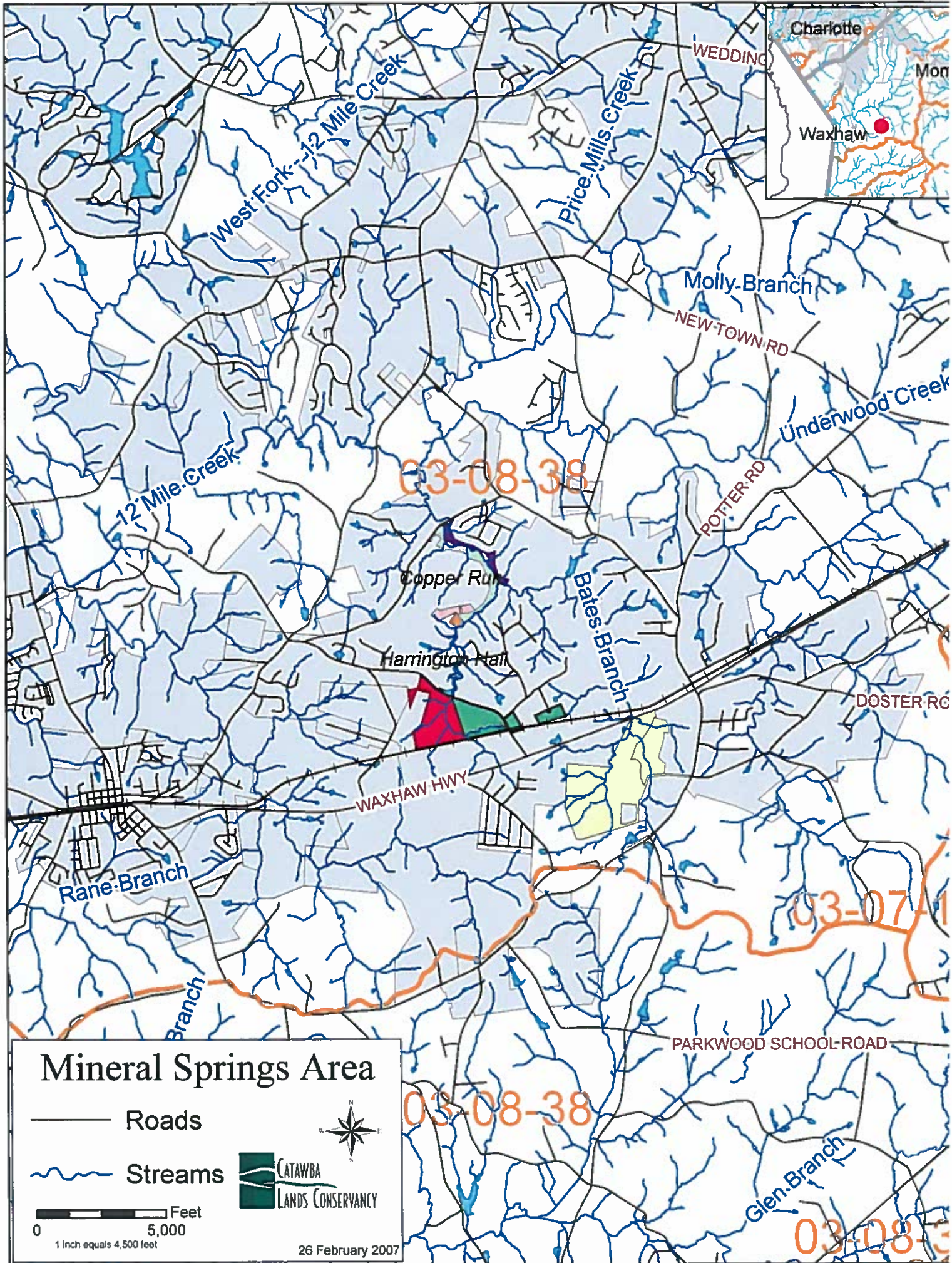
Hunter Farm
50 acres

[B] Copper Run - Dedication
34.8 acres

Brooklandwood
201 acres

Rance Place
64 acres

Cane Creek Prairie



Mineral Springs Area



- Roads
- ~ Streams



0 5,000 Feet
1 inch equals 4,500 feet

26 February 2007

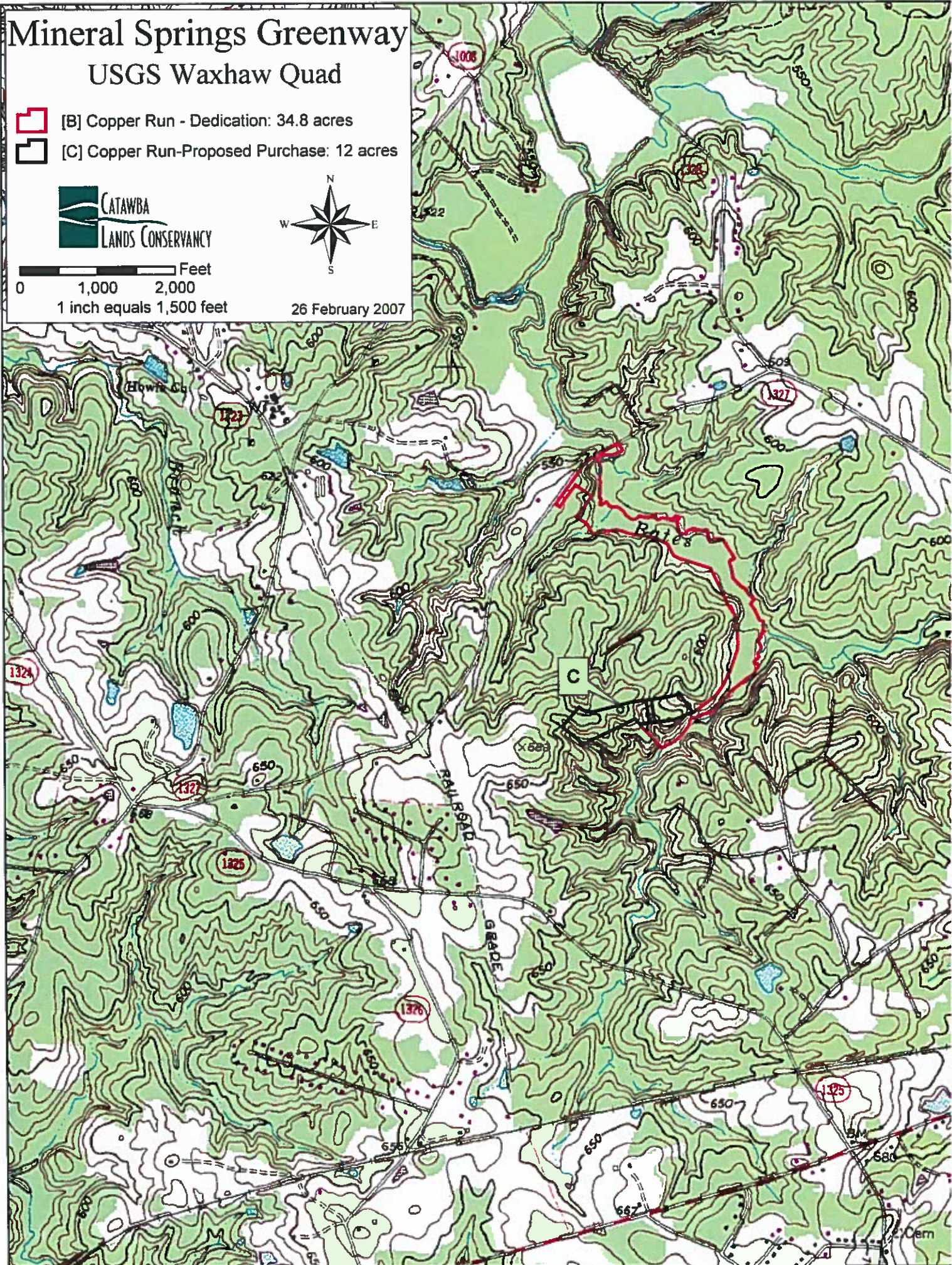
Mineral Springs Greenway USGS Waxhaw Quad

-  [B] Copper Run - Dedication: 34.8 acres
-  [C] Copper Run-Proposed Purchase: 12 acres



0 1,000 2,000 Feet
1 inch equals 1,500 feet

26 February 2007



| |
|---|
| Clean Water Management Trust Fund |
| Worksheet for Conservation Easement Annual Monitoring Costs |
| Adopted by the Clean Water Management Trust Fund Board of Trustees Nov. 14, 2005 |

Annual Monitoring Costs Calculations:

| | | Quantity | Rate | Cost |
|---|--|----------|---------|----------|
| 1. Staff time (includes salary and benefits) | | | | |
| A. | Staff time prior to visit (includes landowner contact and file review) | 2 Hour | \$40.00 | \$80.00 |
| B. | Staff time to monitor easement (includes travel, discussions with landowner, considers size of tract, number of parcels, terrain, etc.) | 5 Hour | \$40.00 | \$200.00 |
| C. | Staff time post-visit (includes completing report, submitting documentation) | 2 Hour | \$40.00 | \$80.00 |
| 2. Travel Costs for a Site Visit | | | | |
| A. | Reimbursement per mile (per IRS guidelines) | 50 miles | \$0.49 | \$24.50 |
| 3. Supplies | | | | |
| A. | Film purchase and developing costs, aerial photos, etc. | | | \$100.00 |
| 4. Easement Management/Enforcement of Minor Violations | | | | \$400.00 |
| 5. Re-post Boundary Markers | | | | |
| A. | Staff time | 2 Hour | \$40.00 | \$80.00 |
| B. | Supplies | | | \$100.00 |
| 6. Site Management | | | | |
| A. | Site specific management plans and reserved rights (only with prior approval of CWMTF Board of Trustees) | | | |

Total Annual Monitoring Costs:

| |
|-----------------------------|
| \$1,065 Per Year |
|-----------------------------|

OPTION TO PURCHASE REAL PROPERTY

NIBLOCK DEVELOPMENT CORP. ("Seller"), in consideration of One Dollar (\$1.00) paid to it by THE TOWN OF MINERAL SPRINGS NC ("Buyer"), which sum is non-refundable and receipt of which is hereby acknowledged, agrees to sell to THE TOWN OF MINERAL SPRINGS NC, at its option, the following property now owned by NIBLOCK DEVELOPMENT CORP., namely: **that parcel of 12.03 acres comprised of Lots 19-28 plus the common area strip and half of the road right of way fronting this parcel as shown on the Preliminary Plat for Copper Run as approved by THE TOWN OF MINERAL SPRINGS TOWN COUNCIL dated January 2, 2007 and attached hereto as Exhibit A, subject to the following terms and conditions:**

1. This option shall commence January 11, 2007.
2. Notice of election to purchase by THE TOWN OF MINERAL SPRINGS shall be given to NIBLOCK DEVELOPMENT CORP., 300 McGill Avenue NW, Concord, NC 28027 in writing on or before July 11, 2008.
3. The price to be paid for the property, if this option is exercised, is Three Hundred Thousand Seven Hundred Fifty dollars (\$300,750.00).
4. Both parties agree to use their best efforts to enter into a contract for sale and purchase the aforementioned real property. Said contract will include normal terms and conditions of the sale of real property, including but not limited to:
 - a. Delivery of a survey of the real property;
 - b. Procurement of title insurance policy by Buyer;
 - c. Representation by Seller that the real property is free from any contamination or storage of hazardous waste or other toxic substances (as such are defined by any applicable governmental laws or regulations which may have jurisdiction over said property); and,
 - d. Seller shall have good and marketable title to the real property prior to closing and shall deliver a North Caroling General Warranty Deed to Buyer at closing free of liens and encumbrances.

Executed this 25th day of January 2007.

Buyer:
TOWN OF MINERAL SPRINGS

Seller:
NIBLOCK DEVELOPMENT CORP.

By: [Signature] (Seal)
Mayor

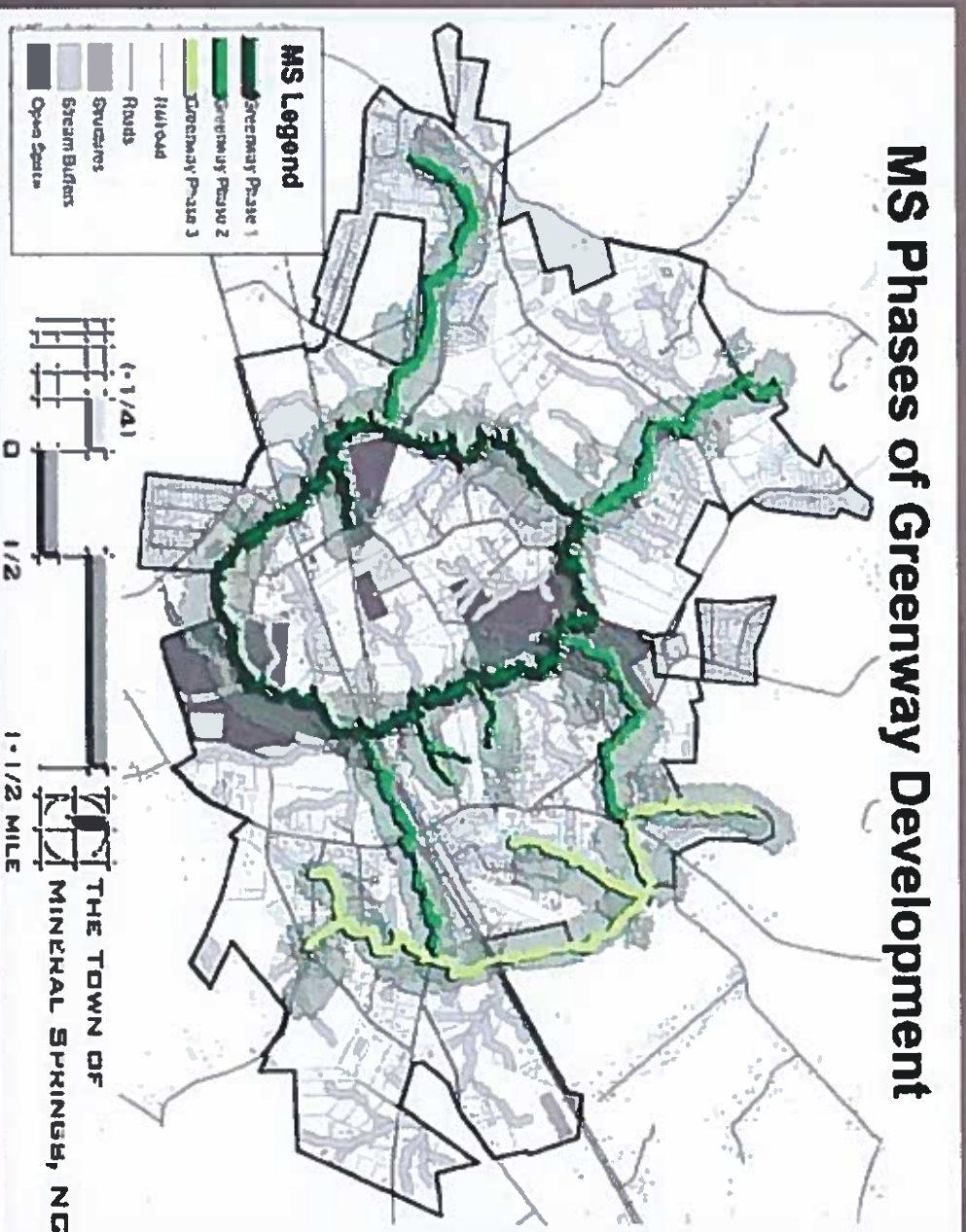
By: [Signature] (Seal)
Vice-President



Mineral Springs

Another part of the strategy to preserve the rural character is a greenway network

MS Phases of Greenway Development



Greenway
 The proposed greenway system provides a recreational and alternative transport system around the town. The greenway runs along protected stream corridors whenever possible. To make a complete loop, a section of the greenway will need to parallel the main highway 75 in the form of a wide multi-use path.

MS Phases of Greenway Development



Fig. 66

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.



MS Greenway Development Vignettes

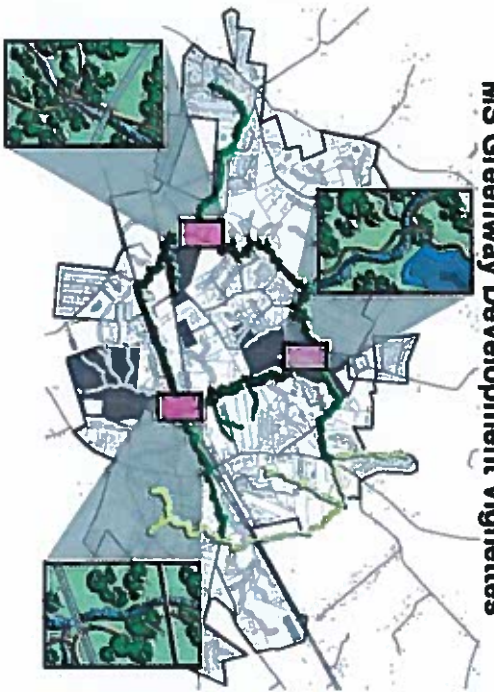


Fig. 67

MS Greenway Distances and Viewsheds



Fig. 68

Obesity and inactivity are dual problems that generate significant economic and social costs. Policy makers are starting to realize the high economic costs associated with increasing rates of obesity. A recent report found that inactive lifestyles cost North Carolina \$24.1 billion per year.(1) The human costs are stark. According to the North Carolina Department of Health Services, heart disease, stroke, cancer and diabetes are responsible for 42,000 deaths per year in North Carolina. The reasons for the obesity epidemic are complex. However, the increasing toll on quality of life and public budgets is compelling policy makers to address the epidemic. Some studies have indicated that rates of obesity in rural environments are greater than in urban environments. Developing and implementing an accessible greenway system is one planning suggestion that can assist local residents in engaging in more active, healthier lifestyles. (1) The Economic Costs of Unhealthy Lifestyles in North Carolina. 2005. Produced by Chemonix Associates or Be Active North Carolina. Available at: <http://www.beactiveinc.org/medicenter/Summary%20Report.pdf>.