



MINERAL COUNCIL MEETING - PUBLIC HEARING AGENDA

August 29, 2024 at 6:30 AM

312 Mineral Avenue Mineral Virginia 23117

Phone: 540-894-5100 | townclerk@townofmineral.net

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. ADOPTION OF AGENDA

E. PUBLIC COMMENT

F. PUBLIC HEARING

- 1.** Zoning Text Amendment - Code 425 Article I Establishment of Districts
- 2.** This public hearing is to amend the Residential General District Code, 425 Article II (R-L). The amendments for R-L are: Area regulations and minor changes
- 3.** This public hearing is to amend the Residential General District Code, 425 Article III (R-G). The amendments for R-G are: Permitted Uses, Permitted by Conditional Use and minor language.
- 4.** This public hearing is to amend the Light Commercial District code, 425 Article IV (LC). The amendments for LC are: Use Regulations -Permitted Uses, Permitted by Conditional Use, and Setback regulations.
- 5.** This public hearing is to amend the General Commercial code, 425 Article V (GC). The amendments for GC are: Use Regulations -Permitted Uses, Permitted by Conditional Use, and Setback regulations.

6. This public hearing is to amend the Planned Unit Development code, 425 Article VI (PUD). The amendments for PUD are: Use Regulations -Permitted Uses, Permitted by Conditional Use, and Setback regulations.

7. This public hearing is to amend the Subdivision of Land, 380 Article 1-5

G. COUNCIL COMMENTS

H. EXECUTIVE SESSION (AS NEEDED)

1. The Town Council will convene in closed session to consider the acquisition of real property for a public purpose in accordance with Va. Code § 2.2-3711(A)(3) and for consultation with legal counsel in accordance with Va. Code § 2.2-3711(A)(7) pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body.

I. BACK IN SESSION

J. ADJOURN

Mayor Edwin Jarvis - Vice Mayor Ronald Chapman

Council Members: Olivia McCarthy, Bob Spedden, Bernice Kube, Dave Hempstead, Michelle Covert

Nicole Washington, Town Manager, Stephanie Dorman, Town Clerk, Kelly Singletary, Town Treasurer, Catherine Lea, Town Attorney

Town Council meets for its regular session on the second Monday of each month at 6:30 p.m. Persons wishing to be heard or having an item to be placed on the agenda should make their request to the Clerk of Council by the final Monday of the month preceding the meeting.

Town Civility Pledge

The Town of Mineral pledges to practice and promote civility within the Mineral Town Council.

The elected officials of the Mineral Town Council enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others, and their viewpoints, and finding solutions for the betterment of the community.

This pledge ensures all communication – both spoken and written – to be open, honest, and transparent as this is vital for cultivating trust and relationships.

This pledge ensures mutual respect to achieve municipal goals, recognizing that patience, tolerance, and civility is imperative to success.

This pledge creates opportunities for finding common ground and engaging in civil discussion to seek solutions through active listening and thoughtful participation.

Adopted February 13, 2023.

*Town of Mineral, VA
Thursday, July 18, 2024*

Chapter 425. Zoning

Article I. Districts

§ 425-1. Establishment of districts.

For the purpose of this chapter, the incorporated area of Mineral, Virginia, is hereby divided into four districts as follows:

- A. Residential Limited R-L.
- B. Residential General R-G.
- C. Light Commercial LC.
- D. General Commercial GC.
- E. Planned Unit Development PUD

§ 425-2. Location and boundaries.

The location and boundaries of these districts are shown on the Official Zoning Map of Mineral, Virginia.

[1]

[1] *Editor's Note: The Zoning Map is on file and available for inspection in the office of the Town Clerk.*

Town of Mineral, VA
Thursday, May 16, 2024

Chapter 425. Zoning

Article II. Residential Limited District (R-L)

§ 425-3. Statement of intent.

This district is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage an enjoyable environment for family life, and to prohibit activities of a commercial nature. To these ends, development is limited to single-unit dwellings providing homes for the residents plus certain other uses, such as schools, parks, churches, and public facilities that serve the residents of the district.

§ 425-4. Use regulations.

Permit Uses:

1. In a Residential Limited District, no building or land shall be used, and no building shall be erected which is arranged, intended or designed to be used, for other than one or more of the following uses:
 - a. Single-family dwellings. (except modular homes, which are only permitted by CUP).
 - b. Public and semipublic uses, such as schools, churches, playgrounds, and parks.
 - c. Poles, lines, transformers, pipes, meters and/or other facilities necessary for the provision and maintenance of public utilities.
2. Signs and bulletin boards require a conditional use permit.
3. Home occupations are permitted, but no advertising thereof is permitted on the premises.
4. Accessory buildings are permitted as defined; however, private garages or other accessory structures attached to the main building shall be considered part of the main building. No accessory building may be closer than 10 feet to any property line.

Permitted by Conditional Use Permit (CUP):

5. 1. Modular Homes or homes that are not traditionally built

§ 425-5. Area regulations.

- A. Whereas all new dwellings and buildings in this district shall be served by a public water and public sewer systems where available .See § 418

- B. For single-family dwellings on residential lots having public sewage disposal and public water the minimum lot area shall be not less than five times the floor area of the first or ground level. Section F, Item 2. . Any floor above the first or ground floor shall not exceed the size of the first or ground floor. For permitted uses, other than residential, utilizing individual sewage disposal systems, the required area for any such use shall be determined by the Louisa County Health Department. A primary single story dwelling shall be a minimum of 1200 square feet and 1600 square feet for second story dwellings.
- C. For residential lots served by a public water system but having private sewage disposal, the minimum lot area shall be not less than 20,000 square feet, subject to Health Department approval. For permitted uses, other than residential, utilizing individual sewage disposal systems, the required area for any such use shall be determined by the Louisa County Health Department, but not less than 20,000 square feet.
- D. The lot area shall be at least five times the square footage of the floor area of any such dwelling or other building constructed on said lot, the floor area to be the total floor area of the floor on each story of such dwelling and any other building.
[Added 9-12-1988]

§ 425-6. Setback regulations.

No building shall be located closer than 40 feet to any street right-of-way. This shall be known as the "setback line," as defined herein.

§ 425-7. Frontage regulations.

The width of any lot at the setback line in this district shall be not less than 100 feet.

§ 425-8. Yard regulations.

- A. Side. The side yard shall be not less than 15 feet.
- B. Rear. Each main building shall have a rear yard of not less than 35 feet.

§ 425-9. Special provisions for corner lots.

- A. Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on the streets.
- B. The side yard on the side facing the side street shall be not less than 30 feet for both the main and accessory buildings.

§ 425-10. Height regulations.

- A. No building shall be erected to contain more than 2 1/2 stories not to exceed 40 feet in height from grade except that:
 - 1. These limitations shall not apply to church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas, and radio aerials.
 - 2. All accessory buildings shall be less than the main building in height.

§ 425-11. Off-street parking.

In accordance with special off-street parking provisions contained herein. See § **425-53**.

Section F, Item 2.

§ 425-12. Signs.

Refer to Article X.

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Chapter 425. Zoning

Article III. Residential General District (R-G)

§ 425-13. Statement of intent.

This district shall be composed of certain quiet, medium-density residential uses plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life and to prohibit activities of a commercial nature.

§ 425-14. Use regulations.

In Residential General District R-G no building or land shall be used, and no building shall be erected which is arranged, intended, or designed to be used, for other than one or more of the following uses:

A. Permitted Uses:

1. Single-family dwellings

B. 2. Poles, lines, distribution transformers, pipes, meters, and other facilities necessary for the maintenance of public utilities, including water and sewerage facilities and fire and rescue facilities.

B. Permitted by Conditional Use (CUP):

1. Multifamily dwellings and apartments

Dormitories, boardinghouses, hospitals, nursing homes, funeral homes, funeral chapels and undertaking establishments

2. Modular homes and homes that are not traditionally built/block homes (examples: container homes)

3. Mixed Use Development

A. Cellular Towers

§ 425-15. Area regulations.

A. All new dwellings and buildings in this district shall be served by a public water and sewer system, where sewer is or can be available.

B. For permitted uses other than residential utilizing individual sewage disposal systems, the required area for any such use shall be determined by the Health Department, but in no case less than 15,000 square feet.

(a) (a) The current map of Mineral City from 1890 by W.L. Bishop and any changes made said map are subject to Health Department approval and/or Louisa County Water Authority where it is a multifamily development, multi building development on several lots that have been consolidated (lots that are shown on the Mineral City Map of 1890).

C. The lot area shall be at least five times the square footage of the floor area of the first or ground level of the dwelling or other building constructed on said lot, the floor area to be the total floor area of the floor on each story of such dwelling and any other building.

(a) Multifamily dwellings, apartments or other buildings that will house children will need to include provisions for a playground, green space, or recreational area and will require the recommendation of approval by the planning commission upon receipt of the plans in keeping with the Town's Comprehensive Plan for the purpose of maintaining the Town's historic image while fostering growth and maintaining a clean and healthy appearance.

§ 425-16. Setback regulations.

No building shall be located closer than 30 feet to any street. This shall be known as the "setback line," as defined herein.

§ 425-17. Yard regulations.

- A. Side. The side yard shall be not less than 10 feet.
- B. Rear. Each main building shall have a rear yard of not less than 25 feet.

§ 425-18. Frontage regulations.

The lot width at the setback line shall be not less than 75 feet.

§ 425-19. Height regulations.

A. Height regulations are as follows:

- (1) Single-family residence: 40 feet maximum.
- (2) Two-family residence: 40 feet maximum.
- (3) Multifamily and other permitted structures: 60 feet maximum.

B. No building shall be erected to contain more than three stories.

C. Anything over the height of 60 feet needs a Conditional Use Permit.

D. All accessory buildings shall be less than the main building in height.

§ 425-20. Special provisions for corner lots.

- A. Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on the streets.
- B. The side yard on the side facing the side street shall be not less than 20 feet for both main and accessory buildings.

§ 425-21. Off-street parking.

See § 425-53.

§ 425-22. Signs.

Refer to Article X.

DRAFT

Town of Mineral, VA
Wednesday, May 15, 2024

Chapter 425. Zoning

Article IV. Light Commercial District (LC)

§ 425-23. Statement of intent.

The primary purpose of this district is to establish and protect a limited business district that will serve the surrounding residential districts. Traffic and parking congestion shall be held to a minimum to protect and preserve property values in the surrounding residential districts, and, insofar as possible, all neighborhood business development shall take place in a limited business district. Water and sewer shall be provided and required for use unless the development is of multiple housing units (Single Family or Multi-Family) and/or multiple buildings on multiple lots, then the developer/landowner would be responsible for water and sewer within the development.

§ 425-24. Use regulations.

[Amended 9-12-1988; 6-13-2005 by Ord. No. 2005-01]

Within any Light Commercial District, as indicated on the Zoning Map, no lot, building or structure shall be used and no building shall be erected which is intended or designed to be used in whole or in part for any industrial or manufacturing purpose or for any other than the following specified purposes:

A. Permitted Uses

- A. Banks and office buildings.
- B. Single-family dwellings (except modulars which are permitted by CUP)
- C. Greenhouses and nurseries operated on a commercial scale, including sale rooms and offices.
- D. Parking of automobiles, excluding house trailers, freight trucks, and trailers.
- E. Self-service laundries.
- F. [Amended 10-15-2013 by Ord. No. 2013-03]
- G. Retail businesses, which includes retail stores and service establishments such as bakeries, food shops, drugstores, branch laundries, and dry-cleaning shops (but not dyeing plants), beauty parlors, barbershops, tailor and shoe repair shops, florists, jewelry and watch repair shops, gift and optician shops, hardware stores, building material stores and sales yards in connection therewith, newspaper offices, photographic studios, printing plants, electrical appliance stores, music stores, restaurants, hotels, motels, theaters, or other commercial establishments of like nature, provided that no such retail business shall exceed 10,000 square feet of floor space, and provided further that no manufacturing, wholesaling or jobbing shall be carried on and that in the permitted stores and shops no merchandise shall be carried other than that intended to be sold at retail on the premises.

B. Permitted Uses by Conditional Use Permit

1. Mixed Use businesses – whereas the business is storefront level, and the living space is above. Living space above (provided that no such retail business shall exceed 10,000 square feet of floor space, and provided further that no manufacturing, wholesaling or jobbing shall be carried on and that in the permitted stores and shop merchandise shall be carried out than that intended to be sold at retail on the premises.
2. Modular homes and manufactured homes.

[Amended 10-15-2013 by Ord. No. 2013-03^[1]]

[1] *Editor's Note: This ordinance also provided for the repeal of former Subsections G and H, regarding retail stores not exceeding 4,000 square feet and retail businesses.*

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§ 425-25. Setback regulations.

- A. Minimum of 15 feet on undeveloped streets. The setback shall blend with existing setbacks on developed streets.
- B. The minimum side yard setback to a residential dwelling and/or district shall not be less than 20 feet.
- C. Rear setback: Minimum of 8 feet from property line.

§ 425-26. Off-street parking.

See § 425-53.

§ 425-27. Height regulations.

No building or structure shall be erected to a height in excess of 60 feet above grade without recommendation of the Planning Commission and approval of the Town Council after the required public hearing(s).

§ 425-28. Signs.

Refer to Article X.

Town of Mineral, VA
Wednesday, May 15, 2024

Chapter 425. Zoning

Article V. General Commercial District (GC)

§ 425-29. Statement of intent.

This district shall include that portion of the community intended for the conduct of general business to which the public requires direct and frequent access. Water and sewer (where available) shall be provided and be required for use.

A. § 425-30. Use regulations. Permitted Uses

[Amended 6-13-2005 by Ord. No. 2005-01]

In a General Commercial District no buildings or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. .
2. Gasoline filling stations and
3. public garages,
4. storage warehouses and yards,
5. automobile sales, service and rental, and
6. wholesale and jobbing establishments.
7. Greenhouses and nurseries
8. Parking of automobiles, excluding house trailers, freight trucks and trailers
9. Self-service laundries
10. Public billiard parlors and pool rooms, bowling alleys, dance halls and similar forms of public amusement only when recommended by the Planning Commission and approved by the Council of the Town of Mineral.
11. .
12. Public utilities. Utility substations, pump houses, distribution lines, and poles and other facilities for the provision and maintenance of public utilities, meters, pipes, fire and rescue, including railroads and their facilities, and water and sewerage works.

B. Permitted Use by Conditional Use Permit

A. . Trailer courts in conformity with special provisions contained herein.^[1] [1] *Editor's Note: See*

Section F, Item 5.

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13. Mixed Use Developments – where retail space is at the bottom and apartment(s) at the top.

§ 425-31. Frontage and yard regulations.

- A. Side yard. Where the district abuts to a residential district and/or dwelling, the minimum side yard shall be 20 feet.
- B. Setback. Minimum of 15 feet on developed streets and a minimum of 20 feet on undeveloped streets.
- C. Frontage. Shall be no less than 25 feet

§ 425-32. Off-street parking.

See § 425-53.

§ 425-33. Height regulations.

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Town of Mineral, VA General Commercial District (GC)

No building or structure shall be erected to a height in excess of 60 feet above grade without a Conditional Use Permit..

§ 425-34. Signs.

Refer to Article X.

§ 425-35. Prohibited uses.

Automobile graveyards and junkyards and sand and gravel yards are prohibited. Note: Automobile graveyards and junkyards in existence at the time of the adoption of this chapter may continue as nonconforming uses, provided that they shall have a period of not exceeding two years after said adoption in which to completely screen on any side viewed from a public road the operation or use by a solid six-foot-high masonry wall or other type of solid fencing or hedge approved by the Zoning Administrator.

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ARTICLE VI
Planned Unit Development District (PUD)
[Added 6-12-2006 by Ord. No. 2006-02]

§ 425-36. Statement of intent.

- A. Planned unit development districts are intended to provide for variety and flexibility in design necessary to implement the varied goals of the Town. Through a planned unit development district approach, the provisions of this article are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts.
- B. It shall be Virginia Department of Transportation maintained public roads that planned unit development districts established along major corridors and in growth areas. Applicants' planned unit development master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths, as well as management of access points along existing roads in order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving requirements while accommodating projected traffic generated from the district. Planned unit developments allow for a higher density of development for a more efficient use of the designated growth areas and for more effective preservation of the open areas of the Town. Other benefits of a planned unit development include less infrastructure costs, more efficient provision of public safety services, less environmental impact and, through the provision of affordable housing, the achievement of significant economic and social integration.
- C. The Planned Unit Development (PUD) shall have an HOA(Home Owner's Association) for the residential portion of the development. This shall include a developed covenants to maintain common open space and/or common facilities serving multiple owners and shall be transferred to the HOA at 75% occupancy of the PUD.
- D. The Planned Unit Development (PUD) residential districts are development by a residential developer and is required to have Conditions place on the development of dwellings and/or multi-family units.

§ 425-37. Character of development.

- A. "Planned unit development" means a development generally in a designated growth area that utilizes a master plan to identify mixed uses with development standards specific to the proposed use. The goal of a planned unit development district is to encourage a development form and character that is different from conventional suburban development by providing the following characteristics:
 - (1) Pedestrian orientation;
 - (2) Neighborhood-friendly streets and paths;

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- (3) Interconnected streets and transportation networks;
- (4) Parks and open space as amenities;
- (5) Neighborhood centers;
- (6) Buildings and spaces of appropriate scale;
- (7) Relegated parking;
- (8) Mixture of uses and use types;
- (9) Mixture of housing types and affordability;

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- (10) Environmentally sensitive design; and
- (11) Clear boundaries with any surrounding rural areas.

B. An application is not necessarily required to possess every characteristic of the planned unit development district as delineated in Subsection A in order to be approved. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic.

§ 425-38. Permitted uses generally.

In a planned unit development district, uses permitted by right as permitted in the use district given that these uses are developed by a residential builder with conditions. The districts permitted must follow the use regulations and setback regulations of said district

- 1- Residential Limited District, (as permitted in the R-L district)
- 2- Residential General District (as permitted in the R-G district)
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§ 425-39. Permitted uses with conditional use permit.

- 1. Light CommercialGeneral Commercial (as permitted in the GC district)
- 2 Multi-family units.
- 1 Modular homes

Uses not listed in this section 425-39 may require a conditional use permit if specifically enumerated in the applicant's final master plan.

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§ 425-40. Mixture of uses.

The PUD shall contain a variety of housing types and nonresidential uses. The mixture of uses may be obtained with different uses in different buildings or a mixture of uses within the same building.

§ 425-41. Minimum area for planned unit development.

- A. Minimum area required for the establishment of a planned unit development district shall be 10 acres.
- B. Additional area may be added to an established planned unit development district if it adjoins and forms a logical addition to the approved development. The procedure for the addition of land to the planned unit development district shall be the same as if an original application was filed, and all requirements shall apply except the minimum lot area requirement as set forth above.

§ 425-42. Open space.

Open space promotes attractive and unique developments that are also environmentally conscious. For the purposes of this section, the term "open space" shall not include roads and sidewalks. Planned unit developments shall include the following:

- A. Not less than 30% of total acreage shall be open space, whether dedicated to public use or retained privately.
- B. Open space shall be dedicated in a logical relationship to the site and in accordance with any guidance from the Town's Comprehensive Plan regarding significant open space.
- C. Improvements shall be configured to accommodate permitted, accessory and conditional uses in an orderly relationship with one another, with the greatest amount of open area and with the least disturbance to natural features.
- D. Multiple family (PARK INFO)
- E. Parking lots for parks shall be paved.

§ 425-43. Densities.

- A. The gross and net residential densities shall be shown on the applicant's approved final master plan by area and for the development as a whole in dwelling units per acre and shall be binding upon its approval. The overall gross density so approved shall be determined by the Town Council with reference to the Town's Comprehensive Plan but shall not exceed 3dwelling units per acre, unless the density is increased with the provisions of § 425-42B.
- B. Nonresidential density should be expressed in terms of total square footage by area and for the development as a whole. There is no maximum square footage for nonresidential uses, but the proposed uses should be in proportion to the overall intent and functionality of the planned district concept.

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§ 425-44. Setback regulations.

- A. Within the planned unit development district, minimum setback ranges shall. Specific setbacks may be approved administratively in the site plan process if they are in conformance with the established ranges or a rezoning will be required. The following guidelines shall be used in establishing the building spacing and setbacks:
- (1) Areas between buildings used as service yards, storage of trash, or for other utility purposes should be designed so as to be compatible with adjoining buildings;
 - (2) Building spacing and design shall incorporate privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units whenever feasible; and
 - (3) Yards located at the perimeter of the planned unit development district shall conform to the setback requirements of the adjoining district or to the setback requirements of the planned district, whichever is greater.
- B. In no case shall setbacks interfere with public safety issues such as sight lines and utilities, including other public infrastructure such as sidewalks, open space, etc.

§ 425-45. Height of buildings.

- A. In the planned unit development district, the height regulations shall be:

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- (1) Single-family residences: 40 feet (maximum).
 - (2) Banks, office buildings and hotels: 60 feet (maximum).
 - (3) Apartments, shopping centers, and other permitted buildings: 60 feet (maximum).
- B. Conditional use permits are required for structures exceeding the maximums listed in this section.
- C. These limitations shall not apply to church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials.
- D. All accessory buildings shall generally be less than the main building in height.

§ 425-46. Parking.

Within the planned unit development district, the applicant shall establish parking regulations for consideration by the Town Council. The proposed regulations shall be based on a parking needs study or equivalent data. Such regulations shall reflect the intent of the Town's Comprehensive Plan to decrease impervious cover by reducing parking requirements, considering alternative transportation modes and using pervious surfaces for spillover parking areas. Shared parking areas, especially with nonresidential uses, are encouraged.

§ 425-47. Utilities.

All new utility lines, electric, telephone, fiber, cable television lines, etc., shall be placed underground.

§ 425-48. Waivers and modifications.

Where sections of this chapter or the Subdivision Ordinance¹ are deemed to be in conflict with the goals of the applicant's final master plan, the rezoning application shall be considered a waiver or modification to these sections if specified in the applicant's final master plan. Otherwise, the applicant must provide a clear explanation as to why certain regulations are in conflict with the applicant's final master plan, demonstrate that the public's health, safety and welfare will not be compromised, and request the specific waivers or modifications to be considered by the Town Council after a public hearing.

§ 425-49. Application for rezoning.

- A. The applicant shall file an application for rezoning with the Zoning Administrator, Town of Mineral. The application shall consist of three primary sections: a narrative, an existing conditions map and a master plan.
- (1) Narrative.

¹ . Editor's Note: See Ch. 380, Subdivision of Land.

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- (a) A general statement of objectives to be achieved by the planned district, including a description of the character of the proposed development and the market for which the development is oriented.

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- (b) A list of all adjacent property owners.
 - (c) Site development standards, including but not limited to density, setbacks, maximum heights, and lot coverage.
 - (d) Utilities requirement and implementation plan.
 - (e) Phased implementation plan, with Commercial development in Phase II
 - (f) Comprehensive sign plan.
 - (g) Statements pertaining to any architectural and community design guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, etc.
- (2) Existing conditions map.
 - (a) Topography, including steep slopes (greater than 15%).
 - (b) Water features.
 - (c) Roadways.
 - (d) Structures.
 - (e) Tree lines.
 - (f) Major utilities.
 - (g) Significant environmental features.
 - (h) Existing and proposed ownership of the site along with all adjacent property owners.
 - (3) Master plan. The preliminary master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed planned unit development district. At a minimum, the preliminary master plan shall include the following:
 - (a) Proposed layout of the planned unit development district, including the general location of uses, types of uses, and density range of uses;
 - (b) Methods of access from existing state-maintained roads to proposed areas of development;
 - (c) General road alignments;
 - (d) General alignments of sidewalks and bicycle and pedestrian facilities;

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- (e) A general water layout plan indicating the intended size and location of primary lines and the general location of fire hydrants (e.g., one ever two blocks, etc.);
- (f) A general sanitary sewer layout indicating the size and location of primary lines and the location of pump stations;
- (g) Utility easement; and

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- (h) A general plan showing the location and acreage of the active and passive recreation spaces, parks and other public open areas.
- B. Additionally, an environmental impact study by a disinterested party and a traffic study by the Virginia Department of Transportation are required to be submitted as part of the application package.
 - C. The charter. Regulations and other governing documents of any property owner's shall be reviewed by the town attorney, prior to final site plan approval.
 - D. The Planning Commission shall review the applicant's preliminary master plan for the proposed planned unit development district, consider it at a scheduled public hearing, and forward its recommendation along with the preliminary master plan to the Town Council for consideration. The Town Council shall hold a public hearing thereon, pursuant to public notice as required by Virginia Code § 15.2-2204, after which the Town Council may make appropriate changes or corrections in the ordinance or proposed amendment. However, no land may be zoned to a more intensive use classification than was contained in the public notice without an additional public hearing after notice required by Virginia Code § 15.2-2204. Such ordinances shall be enacted in the same manner as other zoning ordinances. The plan approved by the Town Council shall constitute the final master plan for the planned unit development district.
 - E. Once the Town Council has approved the final master plan, all accepted conditions and elements of the plan shall constitute proffers, enforceable by the Zoning Administrator.
 - F. The plan shall be in substantial conformance with the approved final master plan. The Zoning Administrator shall approve or disapprove a final site development plan within 60 days from the receipt of such plan. Such final site development plan may include one or more sections of the overall planned unit development district and shall meet all applicable federal, state, county and Town regulations and shall contain specific details of information required generally in the preliminary plan.

Chapter 380 **Subdivision of Land**

[HISTORY: Adopted by the Town Council of the Town of Mineral effective 1-1-1982 as Ch. 16.1 of the 1982 Code. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 150.

Erosion and sediment control — See Ch. 185.

Sewers and sewage disposal — See Ch. 355.

Water — See Ch. 418.

Zoning — See Ch. 425.

§ 380-1 **Adoption of county ordinance.**

§ 380-2 **Authority of county officials.**

§ 380-3 **Fees and costs.**

§ 380-4 **Approval of subdivisions by Town.**

§ 380-5 **Town agent.**

§ 380-1 **Adoption of county ordinance.**

[Amended 6-12-2006 by Ord. No. 2006-03^[1]]

There is hereby adopted by reference by the Town the Subdivision Ordinance of Louisa County as it exists as of March 2006, and as it may be amended, the provisions of which are adopted and shall control all matters concerning subdivision of land within the Town, except that so much of the Subdivision Ordinance of Louisa County that permits private roads to serve subdivisions is not adopted as a part of the Subdivision Ordinance of the Town, and the definition of "street" for the purpose of subdivision within the Town shall be that provided in § 15.2-2201, Code of Virginia.

[1]

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).

§ 380-2 **Authority of county officials.**

§ 380-3 **Fees and costs.**

The cost of the review (shall be as appropriated by council with adopted fees) and/or enforcement of the Subdivision Ordinance within the Town shall be as determined by the Council.

§ 380-4 **Approval of subdivisions by Town.** [1]

A subdivision shall be submitted to the Subdivision Agent for review and present it to Planning Commission for recommendation, which will then move to the Town Council for approval or denial.. **The decision of the governing body of the Town or its subdivision agent to approve or disapprove the subdivision shall be final.**

[1]

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).

§ 380-5 **Town agent.** [1]

Where an agent may act in reference to the Subdivision Ordinance of Louisa County, the designated agent for the Town shall be the Zoning Administrator, unless otherwise provided by a duly enacted ordinance of the Town.

[1]

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).