



MINERAL PLANNING COMMISSION MEETING AGENDA

July 23, 2026 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

Phone: 540-894-5100 | townofmineral.net

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. ADOPT/AMEND AGENDA

E. ADOPT/AMEND AGENDA

1. Nominations and election of Mineral Planning Commission Chairman
2. Nominations and election of Mineral Planning Commission Vice Chairman

F. PUBLIC COMMENT

G. APPROVAL OF MINUTES

H. OLD BUSINESS

1. Schedule a day and time to discuss the proposed PUD project

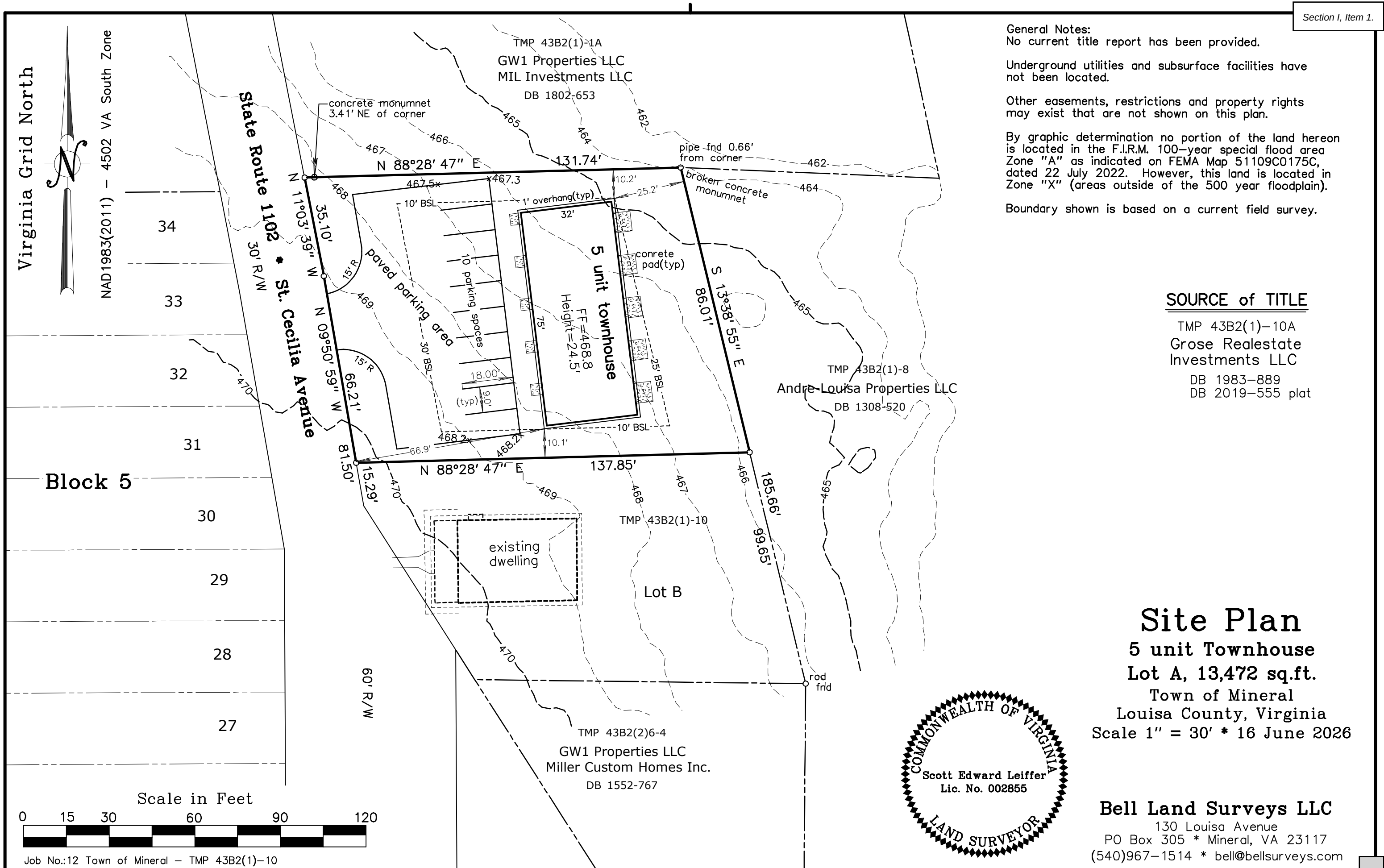
I. NEW BUSINESS

1. Discussion of CUP application

J. REPORTS

1. Zoning Administrator
2. Commissioners' Comments

K. ADJOURN



General Notes:
No current title report has been provided.

Underground utilities and subsurface facilities have not been located.

Other easements, restrictions and property rights may exist that are not shown on this plan.

By graphic determination no portion of the land hereon is located in the F.I.R.M. 100-year special flood area Zone "A" as indicated on FEMA Map 51109C0175C, dated 22 July 2022. However, this land is located in Zone "X" (areas outside of the 500 year floodplain).

Boundary shown is based on a current field survey.

SOURCE of TITLE

TMP 43B2(1)-10A
Grose Realestate Investments LLC
DB 1983-889
DB 2019-555 plat

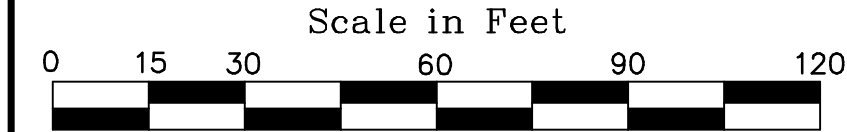
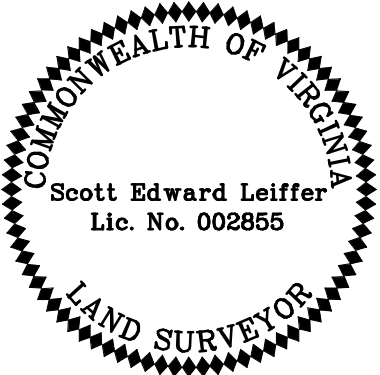
Site Plan

5 unit Townhouse
Lot A, 13,472 sq.ft.

Town of Mineral
Louisa County, Virginia
Scale 1" = 30' * 16 June 2026

Bell Land Surveys LLC

130 Louisa Avenue
PO Box 305 * Mineral, VA 23117
(540)967-1514 * bell@bellsurveys.com



Job No.:12 Town of Mineral - TMP 43B2(1)-10



Town of Mineral · P.O. Box 316 · 312 Mineral Ave · Mineral,
Virginia 23117
(540) 894-5100 · www.townofmineral.com · mineral@louisa.net

APPLICATION FOR CONDITIONAL USE PERMIT

DATE JUNE 18, 2026
PROPERTY OWNER Grose Realstate Investments LLC
PHYSICAL ADDRESS BETWEEN 56 & 80 ST. CECILIA AVE
OF PROPERTY
OWNER MAILING 5352 Cedar Hill Rd
ADDRESS Mineral VA 23117
OWNER PHONE NO. 540-748-4698
PROPERTY DESCRIPTION TMP 43B2(1)-10A
13472 SQ FT LOT

REASON FOR REQUEST
WE ARE REQUESTING TO BUILD 5 SINGLE
FAMILY TOWNHOMES.

OWNER SIGNATURE Zachary Gane

ATTACH ADDITIONAL INFORMATION IF NEEDED. APPLICATION SHOULD BE
ACCOMPANIED BY DRAWINGS GIVING MEASUREMENTS AND OTHER PERTINENT
INFORMATION TO ALLOW FULL CONSIDERATION OF THE REQUESTED VARIANCE OR
APPEAL.

DECISION _____

ZONING ADMINISTRATOR SIGNATURE: _____

Please remit \$200.00 fee with the application



Town of Mineral

P.O. Box 316
312 Mineral Avenue
Mineral, Virginia 23117
Phone 540-894-5100

APPLICATION FOR ZONING PERMIT

DATE: JUNE 18, 2026

APPLICANT:

GROSE REAL ESTATE INVESTMENTS, LLC

CONTACT PERSON: ZACHARY (ROO) GROSE

PHONE: 540-748-4698

ADDRESS:

LOCATED BETWEEN #56 & #80 ST. CECILIA AVE.

TMP 43B2(1)-10A

PROPOSED USE:

5 SINGLE FAMILY TOWNHOMES

BLOCK: 6

LOTS: 10A

OWNER:

GROSE REAL ESTATE INVESTMENTS, LLC

ADDRESS:

5352 CEDAR HILL RD

MINERAL, VA 23117

ZONING:

RESIDENTIAL GENERAL

ACTUAL SET BACKS: FRONT: 66.9' SIDE: R-10'1"

L-10'2" REAR: 25'2"

AREA OF PARCEL:

13472 SQUARE FEET

TOWN WATER: YES NO

TOWN SEWER OR INDIVIDUAL SEPTIC

COMMENTS:

WE ARE REQUESTING A CONDITIONAL USE PERMIT
TO BUILD 5 SINGLE FAMILY
TOWNHOUSES. THIS PROPERTY IS ACROSS THE STREET
FROM THE TOWN BASEBALL FIELD
AND THE ADJACENT PLAYGROUND, THE ADJOINING LOT
IS CURRENTLY BEING DEVELOPED IN
THE SAME WAY. WE HAVE ATTEMPTED TO DESIGN OUR
PROJECT TO LOOK SIMILAR TO THOSE
BUILDINGS.

SIGNATURE OF APPLICANT:

Zachary Gove

REVIEWED BY:

\$150.00 for new construction

\$100.00 for existing structure

