



MINERAL PLANNING COMMISSION MEETING AGENDA

August 28, 2025 at 6:30 PM

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. ADOPT/AMEND AGENDA

E. PLEDGE OF ALLEGIANCE

F. PUBLIC COMMENT

G. APPROVAL OF MINUTES

H. OLD BUSINESS

1. Capital Improvements Discussion

I. NEW BUSINESS

1. Resignation of Planning Commission Members

2. Ordinance Update General Commercial

* Update the zoning to include a Tobacco specialty product retail shop as a Conditional Use Permit.

J. REPORTS

- 1. Zoning Administrator**
- 2. Commissioners' Comments**

K. ADJOURN

Commission Members: Edward Kube - Chairman, Jim Snider - Vice-Chairman,
Lauren Ball, Nikki Dye, Teresa Newton, Lisa Wade, Tony Williams;
Council Liaison - Dave Hempstead

Capitla Improvements						
Division	2026	2027	2028	2029	2030	
Water and Sewer						
Pipe replacement						
Building						
Power washing						
Electric lighting around building						
Roof						
Roof replacement 102 E 1st						
Roof replacement Town Hall						
Parks						
Whitlock - flower bed/deck						
Mineral Town Park - pavillion, picnic tables brink building						
Cemetery						



Nicole Washington <nwashington@townofmineral.net>

Resignation From the Mineral Planning Commission

1 message

Tony Williams <tonywilliamz609@gmail.com>

Wed, Aug 6, 2025 at 2:47 PM

To: Planning Commission <PlanningCommission@townofmineral.net>

Cc: Nicole Washington <nwashington@townofmineral.net>, Edward Kube <ekube@townofmineral.net>

August 6th, 2025

Town of Mineral
Town Council and Planning Commission
Mineral, VA 23117

Dear Members of the Mineral Town Council and Planning Commission,

I am writing to formally resign from my position on the Mineral Planning Commission, effective immediately. It has been a sincere privilege to serve on the commission and contribute to the development and planning of our community.

Due to recent life changes and increasing commitments, I find myself unable to dedicate the necessary time and attention to fulfill my responsibilities effectively. I truly appreciate the opportunity to have been part of such an important process and am grateful for the support and collaboration from everyone involved.

Thank you once again for entrusting me with this role. I wish the Town of Mineral continued growth and success in all its endeavors.

Sincerely,

Tony Williams



Nicole Washington <nwashington@townofmineral.net>

Town of Mineral Planning Commission Resignation

Brian Thaler <brian.k.thaler@gmail.com>
To: Nicole Washington <nwashington@townofmineral.net>

Mon, Aug 18, 2025 at 10:07 AM

Good morning Ms. Washington and the Town of Mineral Planning Commission,

Although I am retaining ownership of the property at [605 Mineral Ave, Mineral, VA 23117](#), I request to be removed from my position on the Mineral Planning Commission.

It was a pleasure working with you and some of the staff and elected officials of the Town of Mineral.

Regards,

Brian K. Thaler

[Quoted text hidden]



Town of Mineral

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

GENERAL COMMERCIAL DISTRICT ORDINANCE Ordinance No. 2024-06

AN ORDINANCE TO REPEAL AND REENACT CHAPTER 425 (ZONING), ARTICLE V (GENERAL COMMERCIAL DISTRICT (GC)) OF THE CODE OF THE TOWN OF MINERAL (1982), AS AMENDED.

BE IT ORDAINED by the Council of the Town of Mineral that the current Chapter 425 (ZONING), Article III shall be repealed, and a new Chapter 425 (ZONING), Article V shall be and is hereby enacted as follows:

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. Public water and sewer (where available) shall be provided and be required for use.

§ 425-30. Use regulations.

[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:

A. Permitted Uses:

1. Gasoline filling stations; and,
2. public garages,
3. storage warehouses and yards,
4. automobile sales, service and rental, and
5. wholesale and jobbing establishments.
6. Greenhouses and nurseries
7. Parking of automobiles, excluding house trailers, freight trucks and trailers
8. Self-service laundries
9. 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.
10. 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.

- 11. 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.
- 12. Restaurants, Cafes

B. Permitted Use by Conditional Use Permit

- 1. Trailer courts in conformity with special provisions contained herein.[1] [1] Editor's Note: See § 425-54.
- 2. 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. Buildings must conform to existing structures.
- B. Setback. Minimum of 5 feet on developed streets and a minimum of 10 feet on undeveloped streets. Buildings must conform to existing structures.
- C. Frontage. Shall be no less than 25 feet. Buildings must conform to existing structures.

§ 425-32. Off-street parking.

See § 425-53.

§ 425-33. Height regulations.

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.

This Ordinance shall take effect upon adoption.

ORDERED THIS 26TH DAY OF SEPTEMBER 2024.

THE FOREGOING ORDINANCE WAS DULY ADOPTED BY THE FOLLOWING:

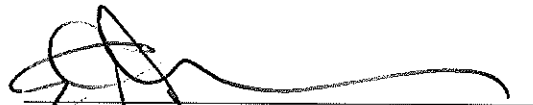
VOTE:

Ron Chapman - yes

Bernice Kube - yes

Dave Hempstead - yes

Michelle Covert - yes

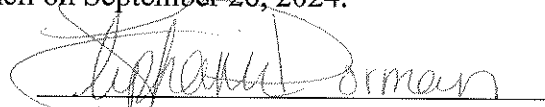


Ed Jarvis, Mayor
09/27/2024

Date

CERTIFICATION

This ordinance was adopted by Town Council on September 26, 2024.



Stephanie Dorman
Town Clerk



Town of Mineral

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

DRAFT used from 2024

GENERAL COMMERCIAL DISTRICT ORDINANCE Ordinance No. 2025-01

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- 9. 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.
- 10. 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.
- 11. 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.
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- 2. Mixed Use Developments – where retail space is at the bottom and apartment(s) at the top.
- 3. Specialty Tobacco retail store and/or Firearms retail store

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