

HISTORIC OVERLAY DISTRICTS

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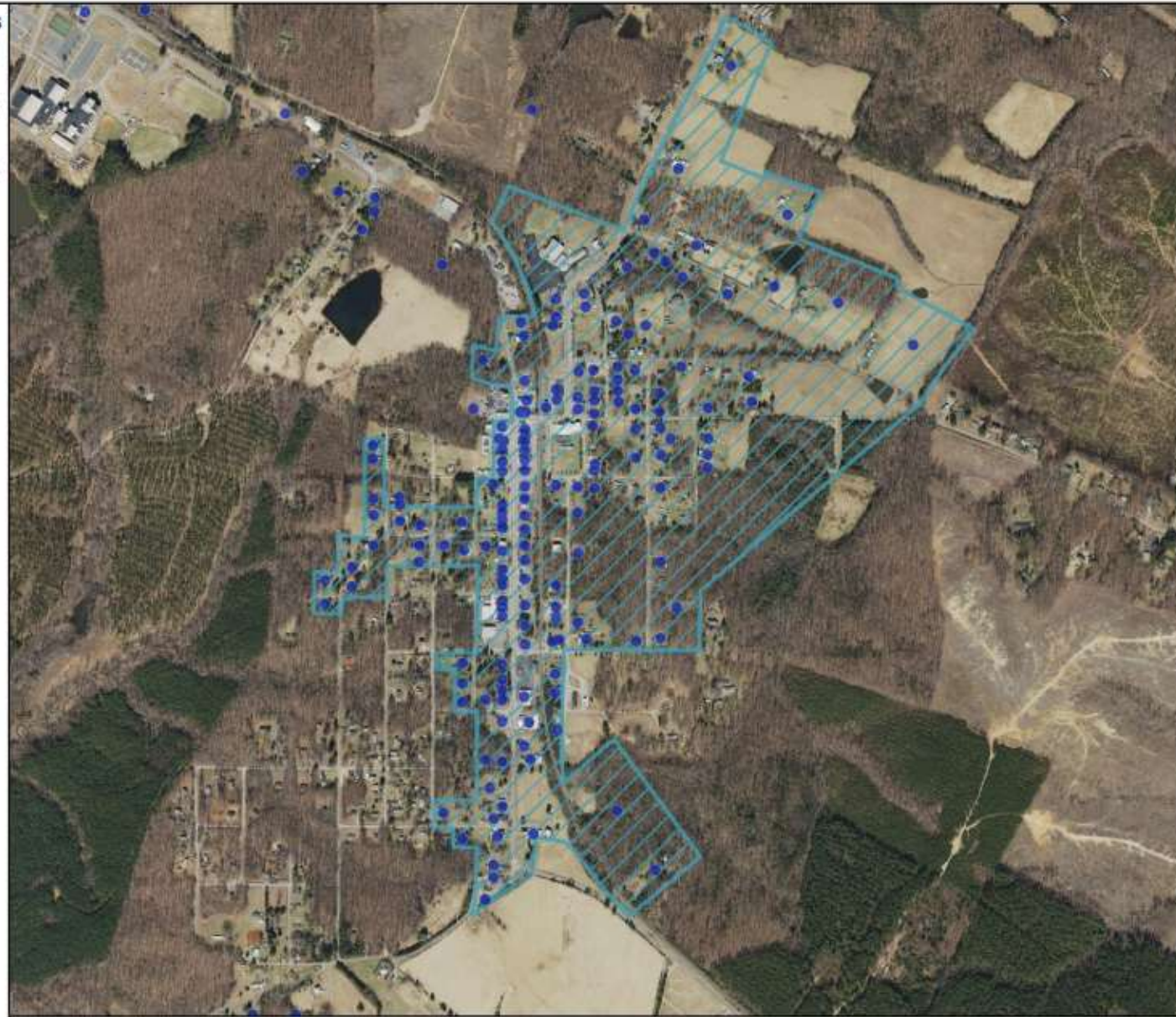
MINERAL HISTORIC DISTRICT

- The Mineral Historic District defines that part of the Louisa County town of Mineral that initially arose in response to local mining. Named for the area's mineral deposits, the town was divided into large lots during the 1890s to allow for denser infill in the future; however, as the local mining industry dwindled, the residential and commercial lots expanded with gracious yards and spacious separations between buildings. **There are 231 contributing resources within the district—including residential, commercial, religious, industrial, and educational buildings—featuring a diverse range of architectural styles.**



Legend

- Public View Architecture Points
- ▣ Public View Historic Districts
- County Boundaries



Feet

0 500 1000 1500 2000

1:18,056 / 1"=1,505 Feet

Title: Mineral Historic District

Date: 3/27/2025

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive to the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

COMPREHENSIVE PLAN

Vision: The Town of Mineral aspires to become a thriving community that preserves and celebrates its historic character while fostering business and residential growth. The Town aspires to create an attractive, engaging downtown that is safe, accessible and an integral part of the surrounding area. The Town aspires to be an inclusive place where people live, work, play, and visit.

Objectives

- Revitalize Historic Landmarks
- Promote and Enhance the Historic Downtown Center

WHAT IS A HISTORIC OVERLAY DISTRICT?

A ZONING TOOL USED TO
PROTECT AND PRESERVE THE
HISTORIC CHARACTER OF AN
AREA



TYPICAL ELEMENTS OF OVERLAY DISTRICTS

Purpose statement: intent and objectives of the zone, referencing applicable local plans

Applicability: where the overlay zone will apply, the underlying zones that will be affected, and the types of development subject to the overlay zone

Definitions: any specific terms used within the overlay

Procedural/Approval Requirements: where additional permitting or procedural requirements are identified, along with submission requirements, and the role of intermediate review body (like a Board of Architectural Review).

Use Lists: changes to the underlying zoning district

Overlay Criteria: substantive requirements of the zone (architecture, parking, requirements for incentives, etc)



Town of Mineral

Established 1890 Incorporated 1902

Zoning

- Residential Limited
- Residential General
- Light Commercial
- General Commercial
- Planned Unit Development

0 0.05 0.1 0.2 0.3 0.4 Miles

Louisiana County Community Development
February 2013

Source: Louisiana County GIS Data
Created in ArcGIS 10.1 using ArcMap
Created by: GIS Coordinator





BENEFITS

- Preservation of historic architecture and character
- Increased property values
- Tourism and economic development
- Enhance community identity
- Protection against inappropriate development and deterioration

CONSIDERATIONS



Overlay Districts are not an alternative to the Zoning Ordinance, but an enhancement to it



Balancing historic presentation while encouraging development



The cost of implementation and enforcement

ESTIMATED TIMELINE



1. Assessment &
Planning

April – May



2. Code
Development

June –
August



3. Adoption and
Implementation

August –
September