

# *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 so as 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.



# *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)





# *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



# SCOPE AND BUDGET

Town of Mineral - Historic Overlay District (Zoning)  
DRAFT Budget and Scope of Work - TJPDC  
3/20/2025

Phase	Tasks	Estimated TJPDC Staff Hours	Estimated TJPDC Staff Cost	Deliverables	Start Date	End Date	Public Engagement
1	Assessment and Planning				4/21/2025	5/30/2025	
1.A	Existing Conditions Inventory and Assessment Report						
	Evaluate Current Zoning Effectiveness	8	\$ 5,120.00				
	Historic Asset Inventory and Assessment	40		Technical memo			Work with Mineral Historic Foundation, others
	Maps	16		Maps			
1.B	Community Engagement						
	Establish a Steering Committee	8	\$ 5,120.00				Work with PC, TC, and MHF to recruit participants
	Organize up to 2 public workshops to gather input from residents, property owners, and stakeholders	56					Hold 2 public workshops*
2	Zoning Code Development				6/1/2025	8/15/2025	
2.A	Draft Historic Overlay District Regulations						
	Develop regulations	80	\$ 6,400.00				
	Establish design guidelines						
	Consider provisions for adaptive reuse and tax credits						
	Work session with Planning Commission to guide plan recommendations	24	\$ 1,920.00	Facilitated work session with planning commission			
2.B	Incorporate Green Infrastructure and Sustainable Design Standards						
	Encourage the use of green infrastructure elements and sustainable design practices	32	\$ 2,560.00				
	Consider incentives for implementing green infrastructure						
2.C	Review and Public Comment						
	Write draft plan (to include mapping, graphics, and formatting)	56	\$ 6,560.00	Draft plan and maps			
	Public engagement report	16		Technical memo			
	Presentation to PC and public hearing	10					Public hearing*