



MINERAL PLANNING COMMISSION

October 17, 2024 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

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CALL TO ORDER

ROLL CALL

Present:

Edward Kube, Chairman

Teresa Newton

Tony Williams (arrived at 6:36)

Jim Snider

Absent:

Nikki Dye

Lauren Ball

Nicole Washington, Zoning Administrator

One Vacant Seat

Others Present:

Stephanie Dorman, Clerk

PLEDGE OF ALLEGIANCE

All in attendance stood for the Pledge of Allegiance.

ADOPTION OF AGENDA

The agenda stands as there were no amendments made.

PUBLIC COMMENT

Nobody from the public was present, therefore, there were no public comments made.

APPROVAL OF MINUTES

Chairman Kube suggested the following edits to the minutes:

- Under Public Comment number one, paragraph three, change the language from “he” to “her” and strike “found.”
- Under Public Comment number one, paragraph four, add “the meeting was properly advertised.”

Commissioner Newton advised adding the Bylaw and Standard Rules of Procedures to the end of Public Comment number one, paragraph three.

Motion to approve the minutes as amended made by Snider and seconded by Newton.

Ed Kube -yes

Teresa Newton - yes

Tony Williams- yes

Jim Snider - yes

Motion passed 4-0-0.

NEW BUSINESS

1. PUD Application

The PUD has existed in the Town since 2007. At the time, the Council did not have PUD regulations, so the Town worked with Louisa County to develop the regulations. The Town’s regulations greatly mirrors those of the County. The Chairman continues that studies, rules, and regulations have greatly changed over the past 15 years.

The developer who received the approval for the PUD never began construction due to the economy. It is the Chairman’s understanding that after five years the application becomes invalid. Over the past two years, there has been interest in developing the PUD and recently a preliminary plat review has been submitted to the Town Manager.

Chairman Kube read aloud the four talking points as well as the Zoning Administrator’s comments for each talking point, so the Commission could speak about it collectively.

A. Discussion of Form and Contents requirements

The Town Manager's submitted written comment:

1. This will have to be a rezoning to showcase the zoning districts;

The Chairman explained the PUD's borders and that the PUD would need to be rezoned for mixed use.

The Commissioners discussed different types of business that may be appropriate for the PUD.

Vice Chairman Snider raised concerns about the rezoning and how that may affect existing streets. The Chairman concurred with the concerns, stating that a developer would likely have to submit a new road plan as well.

2. Then a site plan showing phases and parking, etc.

3. There would be a checklist made from the updated PUD District requirements.

Chairman Kube stated the specifications in the Town Code are not as specific as they could be. The Town Manager would like for local departments to be involved in the review process.

Chairman Kube stated that the intention of tonight's meeting is to start discussing these points so it can eventually be presented to the Council.

Commissioner Williams noted the infrastructure and if the Town could even accommodate a large development. Chairman Kube relayed that the Town Manager had a meeting with the Water Authority and the Town of Louisa, discussing future planning.

B. Discussion of preliminary plan fees

The Town Manager's submitted written comment:

1. Fees will be developed based on the market (surrounding localities)

The Commission discussed fees and permitting. Commissioner Williams asked if these conversations were happening too prematurely. Chairman Kube advised that the point of the meeting tonight was to start talking about getting regulations up to an adequate standard before a large development gets started.

Commissioner Newton suggested when it comes time for development that the developer attends a MPC meeting to share preliminary information.

The Commission again discussed potential businesses that may be appropriate for the PUD. The idea of a 55+ community was discussed as that age group would likely not put a strain on the school systems. Commissioner Newton stated that the Town would not know what its

needs are until it is further investigated. Chairman Kube interjects that is why the Town Manager plans on doing agency reviews for developments.

The Commission discusses that they would like for there to be a process put in place so plats are can be orderly reviewed and can be professionally addressed. They would like for the community to have sidewalks, recreational areas and open space.

Chairman Kube mentions that with good planning and reviews that the Town may need to implement a fee structure as it has likely never been reviewed. The Town would need to be able to justify the fees but performing studies and extensive reviews would not align with the fees. The Town Manager will need to develop fees for MPC to look at and ultimately recommend for Council's approval.

Chairman Kube advises that the Town does not want to be so far out of line with the fees that the Town is avoided, or oppositely, only chosen because of its low fees.

Commissioner Newton asks if the MPC has concluded looking at regulations and statutes. Chairman Kube advised that there are still plenty that there is still plenty the MPC can review, but only up to three each meeting.

Commissioner Newton asks if the state has come in to put in DSL. The Commission discusses different internet options that are available in the Town. The Town is well connected for internet, compared to parts of Louisa County, and this is viewed as an asset.

The Commission would like for the Town's website to list available utilities and schools.

C. Discussion of reviews required

D. Discussion of other requirements regarding PUDs in the town limits

The Commissioners decided they have already spoken about points C and D.

The website should be updated to list the Town's assets.

Vice-Chairman Snider is interested on how the roads will be impacted by the PUD.

Vice-Chairman Snider asks what the yellow portion of the Town's Zoning map means and Chairman Kube advises it is residential limited.

2. Overlay District Development for Mineral Avenue

a. Discussion of Louisa Avenue Overlay(Partial)

b. Discussion of First Street Overlay (Partial)

Vice-Chairman Snider asks for clarification on what an overlay is. Chairman Kube advises it is planned or discussed expectations for an area; for Mineral Avenue, Louisa Avenue, and First Street, it is to make the area more desirable. The overlay does not change the zoning but will require an extra step of review. Chairman Kube suspects the overlay will be one block along both

sides of the three above listed streets. Chairman Kube and the Town Manager had a zoom call last week with the Thomas Jefferson Planning Commission asking for them to create a proposal for MPC to review and ultimately recommend to Council for what the overlay may look like. Within the next two weeks, Thomas Jefferson Planning Commission should have a proposal, a time estimate, and a cost estimate prepared.

Vice-Chairman Snider raised concerns about this area and the lack of room for development. Commission Williams relays that the overlay is a tool to protect resources. Commissioners discuss how the Town cannot just fix the zoning. When the MPC spoke with the Thomas Jefferson Planning Commission, it thought the Town may be more desirable if it looked more like Gordonsville or the Town of Orange, with architecture from 1890-1920s. Gordonsville is a great example with its large sidewalks, light posts, and banners.

Vice-Chairman Snider does not believe that with the current structures that the Gordonsville appearance is possible. Chairman Kube believes the Town needs to provide direction for development because there are historic houses here. The Town cannot look exactly like Gordonsville but can encourage that type of look.

Vice-Chairman Snider does not believe that anybody would build a row set up like in Gordonsville or in the Town of Louisa with the way this Town is laid out. He continues that the Town does not have the bones for a construction like that. Commissioner Williams thinks that Vice-Chairman Snider is underestimating the infrastructure and the he himself is considering developing. Chairman Kube reminds the Commission that with the zoning regulations there are not concerns about sideyards. Commissioners discuss different businesses that may be appropriate for that zone and advertising that it is close to the schools.

3. Development adjacent to the Town boundary

Chairman Kube read aloud the Town Manager's submitted comments and the talking point for this section.

The Town Manager's submitted written comment:

1. Any development that borders the Town limits needs to have approval and access acceptance through the Town. We will need to work with the County to manage this.

a. Discussion of possible code change regarding developments adjacent to the Town boundary.

b. Discussion to require advance applications

c. Discussion of need for approval from the Town before streets are used for access into and out of the town limits.

Vice-Chairman Snider mentions that at the last meeting MPC discussed possible VDOT involvement with the roads. Chairman Kube advises that some roads may be county roads or even federal roads.

Chairman Kube states the need for this conversation is due to recent development happening in the Town. Those streets, whether developed or undeveloped, are owned by the Town until they are built to State specifications. Developers would need to come to Council and ask for approval to open and dedicate the road to VDOT and it is the same process if they want to close the road. It is Chairman Kube's understanding that a road cannot just be opened and used as a connector between the Town and the County.

The field down Davis Highway, if someone wanted to put a development there, Chairman Kube believes they would need to coordinate with Town and not just assume the Town would be okay with sharing water, sewage, and access roads. Chairman Kube continues, stating that he does not believe that permits were obtained to log that field and the log trucks assumed they could use the Town's access road. This is an example of why the Town Manager would like for all parties to have coordinated the development.

Commissioner Newton asks if the Town annexes. Chairman Kube only knows of one time that the Town annexed and that was the area down by the dollar store and restaurant. The County did not object as long as the people affected did not object. Chairman Kube explained the potential negatives of annexing.

REPORTS

Zoning Report

The Zoning Administrator did not submit a report for this month.

Commissioners' Comments

Chairman Kube reminded the Commission that the next meeting will be November 14, 2024 @ 6:30 PM. He will not be present so Vice Chairman Snider will need to head the meeting. The December meeting has been canceled. The Commissioners will meet again on January 16, 2024.

Commissioner Newton expressed she enjoyed the format of tonight's meeting but states there is a lot of work to be done that she is excited to do.

Chairman Kube offers and suggests a copy of the National Register of Historic Places, which lists all the different properties and contributing factors of each location.

Commissioner Newton asked if the Town Code is on the website. The Clerk explained that it is on the website but it is not up to date but hopes to have that updated when she meets with the website developers. Commissioner would like a copy of the code made for her.

ADJOURN

Motion to adjourn made by Williams and seconded by Snider.

Ed Kube -yes

Teresa Newton - yes

Tony Williams- yes

Jim Snider - yes

Motion passed 4-0-0.

MPC adjourned at 8:10 PM.

DRAFT