



Town of Mineral Concept Growth Area

TOWN OF MINERAL

The Town is centrally located in Louisa County. Development within the Town must follow its adopted comprehensive plan and zoning ordinance. Within the Town of Mineral and this surrounding growth area there are public water and sewer services, moderate transportation capabilities, and there are a host of available public and private services, including natural gas availability and high-speed internet. Infill development is encouraged due to limited utility infrastructure and transportation throughways. Intensive commercial uses or high density residential projects are discouraged outside the Town's boundaries due to the high cost of expanding public water and sewer services and providing adequate transportation throughways. Interstate 64 is several miles away from the Town making market access difficult.

BASIS FOR THE CONCEPT GROWTH AREA UPDATE

WHAT WE HEARD FROM THE COMMUNITY

- Controlling or managing growth through planning is a priority
- Ensure an adequate and quality water supply
- Continue using Growth Areas to manage growth
- Preserve or protect county rural areas from new development

INFRASTRUCTURE THAT MAY LIMIT GROWTH

- The public water and sewer system and transportation infrastructure will not support a large area of new high density residential uses/or new intensive commercial development.

ADDITIONAL FACTORS

- County population may increase 1-2 percent annually. Given the limited capability for infrastructure expansion, this growth area shown on the concept Growth Area map would shrink considerably both in size and intensity of future development.
- The proposed concept Growth Area map shows the Town accommodating a modest future population for this area supported by adequate infrastructure, and public and private services.

