

BERRYVILLE PLANNING COMMISSION
Berryville-Clarke County Government Center
Regular Meeting Minutes
March 24, 2026

A meeting of the Berryville Planning Commission was held on Tuesday, March 24, 2026 at 7:00 p.m. at the Berryville-Clarke County Government Center in Berryville.

Attendance: Members of the Planning Commission present: Michael Bell, William Gilpin, Dana Libby, Gwen Malone, Tom Parker, Tim Sinclair and William Steinmetz

Absent: None

Staff present: Terry Russell, Community Development Director
Brandel Kelsey, Town Clerk

Press present: Mickey Powell, Winchester Star

1. Call to Order – Chair Steinmetz

Chairman Steinmetz called the meeting to order at 7:01 p.m.

2. Approval of Agenda

Mr. Sinclair made the motion to approve the revised agenda as presented, seconded by Mr. Parker. The motion passed by voice vote.

3. Approval of Meeting Minutes

The minutes were removed from the agenda.

4. Public Hearings

Friant Enterprises #1, LLC; Friant Enterprises #2, LLC; Friant Enterprises #3, LLC (Friant Enterprises #1, LLC; Friant Enterprises #2, LLC; Friant Enterprises #3, LLC (Owners) (John Regan, Christopher Companies, Agent) are requesting a rezoning of an approximately 42.26 acres of an approximately 97.8 acre property identified as 14-A-80 from OSR Open Space Residential; DR-1 Detached Residential-1; DR-2 Detached Residential-2; and BP Business Park to DR-4 Detached Residential-4 subject to the conditions proffered by the applicant. RZ 01-25

Community Development Director Terry Russell introduced the applicant's team. Ken Dondero, David McIlhaney, John Regan, Clark Massie, and Les Adkins, representing the Christopher Cos., presented the proposal.

Chairman Steinmetz opened the public hearing.

Mary Veilleux, 100 Battletown Drive, said that she disagrees with the number of houses proposed to be built. She would like to see some townhouses on the western side near the railroad tracks and some affordable houses.

Brian Snyder, 6 Bel Voi Drive, said that he understands that the property will eventually be developed and the quality of the proposed development is good, but he does not think the current proposal would be good for the Town.

Charles Wilson, 5 E Fairfax St, does not want the subdivision.

Joann Walker, 129 N Church Street, asked if there would be any ADU's (Accessory Dwelling Unit). Chairman Steinmetz said no.

Tom Bauhan, 113 Virginia Avenue, said the County Planning Director recommended last week that this be denied. He is not happy with the McMansion look and the viewshed when driving down from the mountain should matter. This is not for Berryville residents.

Sara Stern, 107 Taylor Street, wanted the Committee to know her family has lived here for over 100 years. She has experience as a homebuilder. She is not happy with the one road in and out for the subdivision. She knows most people do not want them, but she thinks sidewalks on Battletown Drive are a must for safety. She would like the Town to hire an Urban Planner and she believes all growth for the Town should be done on the east side.

Frank Lee stated that he has lived at 205 Swan Avenue for 48 years. He was on the BADA (Berryville Area Development Authority) long ago. He was on the committee when this area was planned. He said he knows the committee "eyeballed" the slope. Even though he went along with it then, he does not agree with it now. There will be too much traffic and emergency vehicles will not be able to access the area quickly.

Karen Curtis lives at 111 Battletown Drive She is opposed to this going through because of the residents that must walk in the street because there are no sidewalks and thinks it will be dangerous with so many extra cars driving through. She is also concerned about the wildlife that will be losing their homes.

Tia Earman, 17170 Brookdale Lane, stated that she is the land use field representative for the Piedmont Environmental Council. She opposes altering the area plan. She said that the Town and County have adopted strong, well worded planning documents. Amending the table as a one off is a dangerous precedent to set. The conservation easement should be more thorough. Affordable dwelling units should be provided.

Robert Lauten, 116 Battletown Drive, said that the water needs will be too much and the one street in and out is not sufficient. If it goes through he would like to see better access.

Barbara Lake, 116 Battletown Drive stated concerns with river and water issues. She would like to see the road widened and sidewalks put in on Battletown Drive for the resident's safety. She also thinks that VDOT should be contacted and have them put a road off from Rt7. She expressed concern that the speed limit is too high in the neighborhood.

Kaitlin Hazel, 1 Bel Voi Drive, has lived here for one year. She moved from Loudoun County to get out of that area and live in a small Town. She asked that Berryville not become developed like Loudoun County.

Ruth Shatkowski, 207 Moore Drive, does not want Berryville to become like her experience in California with water being restricted to 25 gallons of use per day.

Ben Sims lives on the mountain at 4440 Ebenezer Rd in Clarke County. He said that the Town should stick with the plan.

Chairman Steinmetz closed the public hearing.

Discussion of the public hearing:

Mr. Libby wanted the Committee to be careful of a few things that include density, spot zoning (the BAP is not a suggestion), rezoning needs to be done in the welfare of the public, and of historical issues that were placed on that property in the past but did not care over when it was annexed into Town.

Mr. Parker said he agrees with Mr. Libby and does not like when zoning changes are made.

Mr. Sinclair thanked all the residents who came out to speak. He said that he is worried about the transportation issues for the area.

Ms. Malone said that she shares the concerns with everyone and also wanted to thank everyone for coming out.

Chairman Steinmetz said that there was a great turn out.

Mr. Gilpin said the level of intelligence from the speakers was incredible. He said he was very appreciative.

Mr. Sinclair made the motion that the Planning Commission defer the subject rezoning request to the Planning Commission meeting to be held on May 26, 2026. The motion passed by voice vote.

Set Public Hearing

Zoning Ordinance Amendment to Section 509 – Amendments with Proffered Conditions to delete references to deleted sections of the Code of Virginia. ZTA 01-26

Mr. Parker made the motion that the Planning Commission hold a public hearing on April 28, 2026, seconded by Mr. Gilpin. The motion passed by voice vote.

5. Citizens' Forum

There were no comments.

6. Planning Update

Mr. Russell stated that construction of the Mosby Boulevard and East Fairfax sidewalks will begin as soon as the construction company can mobilize one of their crews. They have until June 2026 to substantially complete the projects.

Set Public Hearing

Belfort Furniture, Inc., is requesting a Special Use Permit in order to allow a retail sales (Section 609.3(h) of the Town of Berryville Zoning Ordinance) on the property located at 351 Station Road, identified as Tax Map Parcel number 14A5-((7))-1, 14A5-((7))-2, and 14A5-((A))-56 zoned L-1 Industrial. SUP 01-26

Ms. Malone made the motion that the Planning Commission hold a public hearing on April 28, 2026, seconded by Mr. Parker. The motion passed by voice vote.

Set Public Hearing

Beach Carpenter Properties LLC, Jon K. Erickson, agent, is requesting a Special Use Permit in order to allow vehicle sales (Section 609.3(k) of the Town of Berryville Zoning Ordinance) on the property located at 29 Cattleman's Lane, identified as Tax Map Parcel number 14A3-((A))-17A, zoned L-1 Industrial. SUP 02-26

Mr. Gilpin made the motion that the Planning Commission hold a public hearing on April 28, 2026, seconded by Ms. Malone. The motion passed by voice vote.

7. Other

There was no other business.

8. Adjourn

Ms. Malone made the motion to adjourn the meeting, seconded by Mr. Sinclair. The meeting was adjourned at 8:40 p.m.

William Steinmetz, Chair

Terry Russell, Secretary