



BERRYVILLE
EST. 1798 *Genuine* VIRGINIA

BERRYVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, October 28, 2025 – 7:00 p.m.

101 Chalmers Court – Main Meeting Room – Second Floor

AGENDA

1. Call to Order – William Steinmetz, Chair
2. Approval of Agenda
3. Approval of Minutes – August 26, 2025
4. Set Public Hearings:

Adam and Sarah Mank, Owners, are requesting approval of a special use permit per Section 603.3(l) of the Berryville Zoning Ordinance in order to operate a short-term rental at the property located at 116 Hermitage Boulevard, identified as Tax Map Parcel number 14A8-((3))-80, zoned DR-2 Detached Residential. SUP 02-25

A text amendment to ARTICLE III – SUPPLEMENTARY REGULATIONS SECTION 303 – FENCES, 303.3. of the Berryville Zoning Ordinance to amend the height of fences in front setbacks in residential zones and in front setbacks for residential uses in commercial zones.

5. New Business:

Friant Enterprises #1, LLC; Friant Enterprises #2, LLC; Friant Enterprises #3, LLC (Owners) (John Regan, Christopher Companies, Agent) are requesting a rezoning of the property identified as 14-A-80 (portion) consisting of approximately 42.46 acres. The properties are currently zoned OSR Open Space Residential; DR-1 Detached Residential-1; DR-2 Detached Residential-2; and BP Business Park. The proposed zoning for a portion of the properties identified above is DR-4 Detached Residential-4. RZ 01-25

Harry Lee Arnold, Jr.
Mayor

Erecka L. Gibson
Vice Mayor

Council Members

William Steinmetz
Ward 1

Paul Perez
Ward 2

Grant Mazzarino
Ward 3

Ryan Tibbens
Ward 4

Keith R. Dalton
Town Manager

7. Citizens Forum

8. Planning Update

9. Other

10. Adjourn