



**BERRYVILLE**  
EST. 1798 *Genuine* VIRGINIA

**BERRYVILLE PLANNING COMMISSION**

**Organizational Meeting**

Tuesday, February 24, 2026 – 7:00 p.m.

101 Chalmers Court – Main Meeting Room – Second Floor

**AGENDA**

1. **Call to Order – Terry Russell, Community Development Director**
2. **Election of Officers – Chair and Vice Chair**
3. **Approval of 2026 Meeting Dates**
4. **Approval of Agenda**
5. **Approval of Minutes – November 20, 2025 and November 25, 2025**
6. **Citizen’s Forum**
7. **Work Session**  
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
8. **Planning Update**
9. **Other**
10. **Adjourn**

**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*

Berryville – Clarke County  
Government Center  
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**BERRYVILLE**  
EST. 1798 *Genuine* VIRGINIA

**BERRYVILLE PLANNING COMMISSION**

**2026 Proposed Meeting Dates**

**7:00 p.m.**

**Berryville – Clarke County Government Center Main Meeting Room  
101 Chalmers Court – Berryville, VA**

**Tuesday, March 24**  
**Tuesday, April 28**  
**Tuesday, May 26**  
**Tuesday, June 23**  
**Tuesday, July 28**  
**Tuesday, August 25**  
**Tuesday, September 22**  
**Tuesday, October 27**  
**November - TBD**  
**December - TBD**

**Harry Lee Arnold, Jr.**  
*Mayor*

**Erecka L. Gibson**  
*Vice Mayor*

**William Steinmetz**  
*Ward 1*

*Council Members*  
**Paul Perez**  
*Ward 2*

**Grant Mazzarino**  
*Ward 3*

**Ryan Tibbens**  
*Ward 4*

**Keith R. Dalton**  
*Town Manager*

**BERRYVILLE PLANNING COMMISSION**  
**Berryville-Clarke County Government Center**  
**Work Session Minutes**  
**November 20, 2025**

DRAFT

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A meeting of the Berryville Planning Commission was held on Tuesday, November 25, 2025 at 7:00 p.m. at the Berryville-Clarke County Government Center in Berryville.

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

**Absent:** Michael Bell

**Staff present:** Terry Russell, Community Development Director

**Press present:** Mickey Powell, Winchester Star

**1. Call to Order – Chair Steinmetz**

Chairman Steinmetz called the meeting to order at 7:00 p.m.

**2. Work Session**

The Christopher Cos. project team (Ken Dondero, John Regan, David McIlhane and Les Adkins) presented their proposal for development of the Friant property. Planning Commissions engaged the developer in discussion regarding transportation, landscaping, view sheds, recreational amenities and open space, house designs, pricing of units, impacts on schools and other services, density calculations, the Comprehensive Plan and the Berryville Area Plan for this site, phasing of construction, and blasting.

**3. Adjourn**

Ms. Malone made the motion to adjourn the meeting, seconded by Mr. Parker. The meeting was adjourned at 8:15 p.m.

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William Steinmetz, Chair

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Terry Russell, Secretary

**BERRYVILLE PLANNING COMMISSION**  
**Berryville-Clarke County Government Center**  
**Regular Meeting Minutes**  
**November 25, 2025**

DRAFT

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A meeting of the Berryville Planning Commission was held on Tuesday, November 25, 2025 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

**Press present:** Mickey Powell, Winchester Star

**1. Call to Order – Chair Steinmetz**

Chairman Steinmetz called the meeting to order at 7:08 p.m.

**2. Approval of Agenda**

Mr. Bell made the motion to approve the agenda as presented, seconded by Ms. Malone. The motion passed by voice vote.

**3. Approval of Meeting Minutes**

Ms. Malone made the motion to approve the minutes of the August 26, 2025 meeting as presented, seconded by Mr. Bell. The motion passed by voice vote.

**4. Public Hearings**

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.

Chairman Steinmetz opened the public hearing. There were no speakers present. The public hearing was closed.

Mr. Bell moved that the Planning Commission of the Town of Berryville recommend approval of Zoning Ordinance text amendment. The motion passed unanimously.

**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 complete the projects.

**7. Other**

There was no other business.

**8. Adjourn**

Mr. Bell made the motion to adjourn the meeting, seconded by Mr. Bell. The meeting was adjourned at 7:14 p.m.

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William Steinmetz, Chair

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Terry Russell, Secretary