



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
101 Chalmers Court, Suite A
Berryville, VA 22611



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B E R R Y V I L L E
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

Council Members

William Steinmetz
Ward 1

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

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.

William Steinmetz, Chair

Terry Russell, Secretary

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

DRAFT

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.

William Steinmetz, Chair

Terry Russell, Secretary

Planning Commission Agenda Item Report Summary

February 24, 2026

Item Title

Work Session

Prepared By

Terry Russell

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

Background/History/General Information

The properties referenced above were annexed into the Town of Berryville on January 1, 2022. Currently zoned OSR Open Space Residential, DR-1 Detached Residential – 1, DR-2 Detached Residential - 2, BP Business Park, the applicants would like to have a portion of the property rezoned to DR-4 Detached Residential-4. This density increase would allow for the construction of additional single-family homes.

General Information

This property is located within Annexation Area B. The property is identified in the Berryville Area Plan (BAP) which is a component plan of the Town and County's comprehensive plans.

In 1992, the Berryville Area Plan was adopted by the Town and County. Sub-areas were identified on all parcels within Annexation Area B. Detailed studies were performed on each of these sub-areas that included, but were not limited to, transportation, historic resources, and environmental suitability. Land use and zoning were applied to each parcel and a Future Land Use table was created which included lot yields for residentially-zoned parcels. The plan was updated in 2015 and adopted by Town and County officials in 2016.

Property Information

The parcels included in this request are within sub-areas 13, 14, and 15 identified on the Berryville Area Plan Land Uses (2015). Please note: sub-areas 16 and 17 are not part of this rezoning request and are under separate ownership. Below is a synopsis of these sub-areas:

- **Sub-area 13 – Buckmarsh Run Conservation Area (32.4 acres)**
 Land use: environmental conservation
 Current zoning applied: OSR Open Space Residential
 Lot yield: 3
 Sub-area 13 is adjacent to the Norfolk-Southern railroad tracks and is an environmentally-sensitive area due to Buckmarsh Run and flood-prone characteristics.

- **Sub-area 14 – Northeast Residential Transition Area (7.2 acres)**
 Land use: Medium - low density residential
 Current zoning applied: BP Business Park
 Lot yield: 28
 The land use originally applied to this sub-area was light industrial based on its location to the railroad tracks and existing businesses on Cattleman’s Lane. The 2015 update modified the land use from industrial to medium-low residential due to concerns about the lack of access as an industrial site and the nature of the adjacent residential land uses.

- **Sub-area 15 – Northeastern Residential Growth Area (63.1 acres)**
 Land use: low density residential
 Current zoning applied: DR-1 Detached Residential - 1, DR-2 Detached Residential - 2, OSR Open Space Residential
 Lot yield: 81

Descriptions in the BAP note the potential for a master planned-development on sub-areas 13, 14, and 15 that would contain the following elements:

- Transportation connectivity to adjacent sub-areas;
- Cluster design that would reduce infrastructure costs (e.g., roads, utilities) and adverse environmental impacts;
- Walkability elements;
- View shed protection;
- Master planning for public utilities and stormwater infrastructure; and
- Cash proffers to mitigate the impact of new development on Town and County capital needs.

The lot yield identified on the Future Land Use Table in the BAP for these sub-areas totals 112 lots. The developer is requesting a rezoning of approximately 42.46 acres in the western portion of the site to DR-4 Residential in order to construct 110 dwelling units. The developer plans to develop 24 single-family lots in the eastern portion of the site by-right under the existing DR-1 Residential zoning district. The developer is proposing to use 22 of the 160 undeveloped lots to increase the density for a total of 134 single-family homes. The sub-area descriptions state that additional density should be considered for a portion of these residual units to be included in these locations.

Proffers

A proffer is a condition offered by the owners of property subject to a rezoning which may be accepted by the locality's governing body in conjunction with its approval of the rezoning. Rezoning with proffers are considered conditional zoning per the Code of Virginia as follows:

It is the purpose of §§ 15.2-2296 through 15.2-2300 to provide a more flexible and adaptable zoning method to cope with situations found in such zones through conditional zoning, whereby a zoning reclassification may be allowed subject to certain conditions proffered by the zoning applicant for the protection of the community that are not generally applicable to land similarly zoned.

Current Activity

This rezoning application was submitted to the Town on September 25, 2025. The Planning Commission held a work session with the developer on November 20, 2025. The applicant has made some changes to the proposal and has submitted proposed proffers.

Schedule/Deadlines

Per Section 508.8 of the Berryville Zoning Ordinance, the Planning Commission shall act upon any proposed amendment within 100 days of the first Planning Commission meeting after the receipt of a complete rezoning application. The applicant requested that the Planning Commission hold a work session on February 24, 2026 and set a public hearing for the Planning Commission meeting to be held on March 24, 2026. Town Council shall, under Section 508.9 of the Berryville Zoning Ordinance, act upon any proposed amendment within one year after receipt of a complete application which, in this case, would be by September 25, 2026.

Other Considerations

The documents that comprise this application may be viewed in the Town Business Office and the Community Development Department.

Recommendations

Set a public hearing for the Planning Commission meeting to be held on March 24, 2026.

Sample Motion

I move that the Planning Commission of the Town of Berryville set a public hearing on this rezoning request for its March 24, 2026 meeting