

Berryville – Clarke County
Government Center
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Berryville, VA 22611



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B E R R Y V I L L E
EST. 1798 *Genuine* VIRGINIA

BERRYVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, February 27, 2024 – 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 – January 23, 2024
4. Public Hearing – Special Use Permit – Short-term rental
Paul Perez and Gail Gallagher, Owners, are requesting a special use permit in order to operate a short-term rental at the property located at 116A South Church Street, identified as Tax Map Parcel number 14A5-((A))-69, zoned R-2 Residential. SUP 01-24
5. Discussion of Public Hearing
6. Citizens' Forum
7. Planning Update
8. Other
9. Adjourn

Harry Lee Arnold, Jr.
Mayor

Erecka L. Gibson
Vice Mayor

Council Members

William Steinmetz
Ward 1

Diane Harrison
Ward 2

Grant Mazzarino
Ward 3

Ryan Tibbens
Ward 4

Keith R. Dalton
Town Manager

BERRYVILLE PLANNING COMMISSION
Berryville-Clarke County Government Center
Organizational Meeting Minutes
January 27, 2024

A meeting of the Berryville Planning Commission was held on Tuesday, January 27, 2024 at 7:00 p.m. at the Berryville-Clarke County Government Center in Berryville.

Attendance: Members of the Planning Commission present: William Steinmetz, Chair; Kim Kemp, Vice Chair; Michael Bell, Gwen Malone, Michelle Marino, Tom Parker, Sheryl Reid

Absent: none

Staff present: Christy Dunkle, Community Development Director

Press present: none

1. Call to Order – Christy Dunkle

Ms. Dunkle called the meeting to order at 7:00 p.m.

2. Election of Officers – Chair and Vice Chair

She asked for nominations for chair and vice chair. Ms. Malone made the motion, seconded by Ms. Marino, that Mr. Steinmetz and Ms. Kemp retain the positions of chair and vice chair, respectively. The motion passed by voice vote.

3. Approval of Meeting Dates

Ms. Marino made the motion to approve the 2024 meeting dates as amended, seconded by Ms. Malone. The motion passed by voice vote.

4. Approval of Agenda

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

5. Approval of Meeting Minutes

Ms. Malone made the motion to approve the minutes of the November 28, 2023 meeting as presented, seconded by Ms. Marino. The motion passed by voice vote.

6. Continued Public Hearing – Friant Property

Friant Enterprises #1, LLC; Friant Enterprises #2, LLC; Friant Enterprises #3, LLC (Owners)
(Tony Free, Vice President, DR Horton, Inc., Agent) are requesting a rezoning of the

properties identified as 14-A-80 and 14-A-112 consisting of approximately 100 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 01-23

Chair Steinmetz recognized Ty Lawson, representing D.R. Horton, Inc. Mr. Lawson discussed updated proffers and reviewed the by-right zoning that includes light industrial and residential districts. He discussed traffic impacts of the by-right scenario and the current request adding that there are an estimated 1,878 average daily trips with the by-right zoning. He referenced current transportation network and proposed cluster development, adding that the units originally located in Sub-Area 16 have been removed. He said there will be full connections to the street on the Audley property which will be gated and accessible to emergency and Town personnel. Mr. Lawson discussed cash proffers that could be used by the Town to construct a sidewalk on Battletown Drive. He added that this sidewalk will connect with the proposed future sidewalk on East Main Street.

Mr. Lawson said that the applicant has offered \$1,202 per lot for Clarke County Public Schools which would fund two new school buses. He said the road improvements have been proffered to the Town and approved by VDOT. He discussed the design guidelines and the fiscal impact analysis which is net tax-positive for the Town and the County. He said the applicant will pay over six-million dollars in availability fees and approximately \$362,387 into the enterprise funds. He added that the developer pays for all of the infrastructure installation.

Chair Steinmetz asked if Commissioners if they had any questions. Mr. Parker inquired about the status of access and utility easement on the Emma property. Mr. Lawson said that the plan and the road plans are proffered and that the approval is subject to that agreement. He said that according to property title research, the driveway is a dedicated right-of-way that runs the length of the driveway through the Friant property. He said the developer would grant the right-of-way to the Town and dedicate water and sewer easements. He said that an agreement is under discussion with the property owner for utility easements at the rear of the property. Mr. Parker asked if there was an alternative route for the utilities. Ms. Dunkle said she did not have that information. Mr. Parker asked if the Town would be required to take any action on the property owner for easements. Mr. Lawson replied that the plan under review does not ask for that.

Chair Steinmetz asked if there were additional questions from the Commissioners. There were none.

Chair Steinmetz opened the public hearing.

Chair Steinmetz recognized Tim Sinclair, Town resident. Mr. Sinclair said he is still concerned about the traffic burden this subdivision would create. He discussed traffic on Main Street and solutions to accommodate the 1,900 trips per day generated from the subdivision adding that this would create a 20% increase in downtown traffic. He said the Town has been trying to look at traffic upgrades on the east end for years. He said BADA members are at a crossroads with the southeast collector adding that this is not a priority project, is cost prohibitive to both governments, and the working solution

that is not favored by many of them is that this must be a developer-funded project if they can be enticed to build their own project. He concluded that the truck traffic is here to stay for the foreseeable future. He said there is not much momentum to build the collector road moving forward. Mr. Sinclair said widening Main Street for turn lanes would not be possible adding that there is nothing to mitigate to accommodate the traffic. He discussed zoning types in the plan which references low- and medium-density development around the core of the Town in the Hermitage and Battlefield Estates developments. Mr. Sinclair said that nothing is available to mitigate traffic except the reduction of units. He said David Weiss indicated that when they wrote the original BADA plan, they did not anticipate that all of the unused lots would go to one specific property. He concluded by saying that the Planning Commission has public support to put forth the denial.

Chair Steinmetz recognized Mary Veilleux, Town resident. She said that the vast majority of Town and County residents oppose this request. She said citizens have little opportunity for feedback and no idea if their voices are being heard because they are given no opportunity to hear the Commission members' viewpoints. She added that there are no provisions for dialog. She asked what other deals D.R. Horton is working on the side that the public has no knowledge of. She asked if they have considered the unintended consequences of overdevelopment in Berryville, asking if this is the legacy they want to leave behind. Ms. Veilleux said her third question is will the members of the Commission have the courage to recommend what is right and good for Berryville and the County. She said if money and proffers are the all-encompassing and main factor in making this recommendation, then we will all suffer in ways we cannot conceive of. She said to stick to the plan and reject the rezoning request.

Chair Steinmetz recognized Turner Kobayashi, County resident. Mr. Kobayashi said he is the general manager of Audley Farm. He said there is only one in and out of the proposed subdivision with an anticipated 2,000 daily trips from the site. He said the road is outside of the easement granted on the Audley property adding that additional turn lanes would encroach on either the Audley or Clermont properties. He said Audley representatives question the validity of the easement on their property. He said that 50 concerned citizens are against this development and only one public voice is for it adding that the sentiment is quite clear. He said safety, traffic congestion, track record of D.R. Horton, fire and rescue concerns, schools, aesthetics, and site concerns of an out-of-town developer and owners are a concern. He said to listen to constituents and vote against the development.

Chair Steinmetz recognized Julie Abrera, Town resident. Ms. Abrera said that the developer can demonstrate on paper that this property can support 198 new homes. She said a sense of community and connection is missing and creating these large pockets of development is robbing residents of this opportunity. She said the stream of cars leaving in the morning and retuning in the evening with goods purchased outside of the community is creating a place where people live and not thrive. She said it is time to think about development beyond dollars and utility hook-up fees. Ms. Abrera said we are living on borrowed time and adjacent communities are competing with us for resources. She said the 198 units proposed is not the answer, adding that it needs to be kept to a human scale. She asked if we can work together to create a plan that doesn't create or add to the problems we are already dealing with.

Chair Steinmetz recognized Tait Simmons, County resident. Ms. Simmons said she is a teacher and a farmer. She said we are located between the two fastest growing counties in the US, Loudoun and Frederick. She said the Berryville Area Plan was made prior to the current state legislature. She said several bills are under consideration to limit carbon use and prohibit fossil fuel continuance by 2035. She said that should it become a state law, the burden will be on the Town of Berryville and Clarke County to provide requirements for this many new residents. Ms. Simmons said this land is priceless for carbon capture and that could be too costly in the end.

Chair Steinmetz recognized Wingate Mackay-Smith, County resident. She discussed sliding scale zoning in the County and that Clarke County has been a model for steady growth. She said she has been a member of the County Planning Commission, sub-committees, and the County Board of Zoning Appeals and has learned from the experts. She said the Clarke County Conservation Easement Authority offers open space that directly contributes to lower taxes for all residents. She said she served on the Berryville Area Development Authority that reviewed and updated the plan. Ms. Mackay-Smith said that Berryville has an excellent plan for growth and that making exceptions to the plan to accommodate developers is a slippery slope. She said planning is based on population growth and how the resources can handle it and where. Ms. Mackay-Smith added that people cost money based on the cost of community services. She concluded by saying that she strongly opposes increasing the density in this location and that planning means thinking ahead.

Chair Steinmetz recognized David Pratt, County resident. Mr. Pratt said he is proud of the citizens and his friends who are taking action, adding that he is frustrated and angry because the system seems rigged. He asked how we get into the situation where a corporation that has physical evidence of what they are capable of creating which is ugly, cheaply made, and is designed to be a money-making machine. He said that he is a product of the suburbs and purchased a beautiful home outside Kearneysville, WV, adding that he has commuted his whole life. Mr. Pratt said this was the ugliest, worst looking subdivision he has ever seen in his whole life anywhere in America. He said that to think that this builder will be able to build more is astounding.

Chair Steinmetz recognized Brian Snyder, Town resident. Mr. Snyder said he has spoken twice at previous hearings. He referenced others who previously spoke against the development and only two who spoke in favor. He discussed increased costs associated with increased services, school resources, and utility infrastructure which would offset any additional revenue. He addressed diversity and the need for a mix of housing types for that to occur. He discussed the proposed proffer intended for a sidewalk on Battletown Drive adding that the street was not designed for curb, gutter, and sidewalk and the cost to build the sidewalk would be in excess of the amount proffered. He said increased traffic, as residents return to work, will further degrade the intersection of East Main Street and the Route 7 Bypass.

Chair Steinmetz recognized Robert Lauten, Town resident. Mr. Lauten said he agreed with previous speakers and that it is almost unanimous that Town and County residents oppose the request adding that this rezoning may not be in the best interest of the Town. He said that the developer had offered

some amenities including a ball field at the Soldiers Rest property which was not constructed. He said the request has created an awful traffic situation, referencing a pipestem that bypasses the Battletown Drive neighborhood, access off a farm road that the Town owns and gated streets that no one can access that all create an awkward result that had not been thought out. He suggested that the industrially-zoned property be accessed from Cattlemans Lane. Mr. Lauten said that it may make sense to access this area for light-industrial and neighborhood traffic too adding that it would take some creativity and thought to make that happen. He referenced density that would leapfrog from half acre lots in his neighborhood to smaller properties on this parcel.

Chair Steinmetz recognized Sam Card, Town resident. Mr. Card said that at the previous public hearings, there were complaints made about poor quality homes. He said Bel Voi means "good view" and that John Friant would not want to see his property desecrated. He said that the proposed area for the playground is located in a wetlands area and that it had environmental and social impacts. He said that Berryville needs a thriving downtown and discussed family members who had lived in the area. He concluded by saying do it right or don't do it at all.

Chair Steinmetz recognized Bob Steig, County resident. Mr. Steig said he is the CEO of the Clermont Foundation and offered information about the farm and its location. He said that it is dangerous to have one access point from the proposed development. He said that the 1,892 average daily trips added to existing traffic and tractor trailers will create congestion in this area. He said that the traffic study indicated there were zero trips coming from the institutional entrance to Clermont, adding that school buses, deliveries, visitors, farm vehicles, and others frequent the site. He voiced concerns about left turning movements and that the current posted speeds are dangerous. He said the trustees of the organization recommend denial of the request.

Chair Steinmetz recognized Michael Wilson, County resident. Mr. Wilson referenced Ms. Mackay-Smith's comments and said that residential building creates negative tax revenues. He said that all of the infrastructure is no good if there is no water, reminding Commissioners of the drought in 1987 – 1992 and referencing the current drought in Berryville. He said the developer and the people selling the property benefit from the project. He said the public will is clear. He said in 1991, Purcellville was like Berryville and that we need to learn from these things.

Chair Steinmetz recognized Sara Stern, Town resident. Ms. Stern said that despite concessions made by the developer, the basics have not changed. She said any town that allows a level of development so dense that it cannot be allowed to connect to existing streets for better traffic flow and cohesion with the neighbors with only one point of access is the wrong type of development. She said it feels like the Town is concerned about unused lots, adding that even if there are no areas now, there will be other areas for development that are better suited for this density. She recommended sticking with the plan and denying the request for rezoning.

Chair Steinmetz recognized Mike LeBlanc, County resident. Mr. LeBlanc said that he owns a house on Battletown Drive. He said contractors ran into rock when a new water line was installed and it took two weeks to complete the project. He said big excavating equipment will be a nuisance to residents

adding that blasting is not safe. He said that stormwater has nowhere to go and that there is no drainage whatsoever. He recommended sticking to the original plan.

Chair Steinmetz recognized Matthew Swanson, Town resident. Mr. Swanson said that he had recently moved to Berryville from Prince William County where he experienced overcrowding. He said that his kids used to be safe playing there and has that safety again in Berryville. He recognized the Clarke County school system and said that if the system is overwhelmed, the students will lose their connection.

Chair Steinmetz recognized Lauren Heck, County resident. Ms. Heck voiced concern about floodplain areas adding that there are too many lots proposed for this development. She said she moved to the community because there was not a CVS and asked that this is done differently.

Chair Steinmetz asked for additional comments. There were none. Mr. Bell made the motion to close the public hearing, seconded by Ms. Malone. The motion passed by voice vote.

Chair Steinmetz addressed comments about resident and Planning Commission discourse. He said he is open to conversations adding that many people have given him their opinions but have not asked for his. He said Citizens' Forums are available at every meeting adding that more information is available from staff and said no one is shutting residents out.

Discussion of Public Hearing

Vice Chair Kemp thanked attendees for coming to the meeting. She said she did not have any additional questions.

Chair Steinmetz asked if there were additional comments. Ms. Malone thanked residents for coming to the meeting. She said she had listened to residents. She said one of the things she takes personally is that Planning Commissioners are stewards of the land. She reiterated that Planning Commissioners have heard you.

Mr. Parker said he was prepared to make a motion. He thanked the audience for attending. He referenced Ms. Mackay-Smith's comments and experience. He said he thinks the Berryville Area Plan set out what was envisioned at that time. He added there was a little room to use the unallocated units which have been under consideration. He said Planning Commissioners and staff have given due consideration to the request and he finds that what has been proposed is not appropriate for the location or the character of the Town. He questioned some of the school fiscal impact information adding that he has calculated over \$200,000 a year in impacts.

There being no further discussion, Mr. Parker made the motion to recommend that Council deny the request to include additional density created by a rezoning of the parcels identified as 14-A-80 and 14-A-112 due to the density being inappropriate for the proposed location and for the character of the Town of Berryville. Ms. Kemp seconded the motion. The motion was approved by voice vote.

7. Citizens' Forum

There were no comments.

8. New Business – Set Public Hearing – Special Use Permit for Short-Term Rental

Ms. Dunkle said that Mr. Perez and Ms. Gallagher are requesting a special use permit for a short-term rental. She said that zoning and town code regulations have been implemented for this use and this is the first application for short-term rentals. Ms. Dunkle explained that the applicants have renovated a summer kitchen on their property and would like to offer accommodation. Commissioners were interested in a site visit to the property prior to the public hearing. There was a discussion about the house and the renovation. She said one of the new requirements is a Certificate of Occupancy which is critical for this use. Ms. Malone made the motion to set the public hearing for the February 27 meeting, seconded by Vice Chair Kemp, the motion passed by voice vote.

9. Planning Update

There was no update.

10. Other

There was no other business.

11. Adjourn

Mr. Bell made the motion to adjourn the meeting, seconded by Ms. Marino. The meeting was adjourned at 7:55 p.m.

William Steinmetz, Chair

Christy Dunkle, Secretary

THE CLERMONT FOUNDATION

*A non-profit organization providing support and management for Clermont Farm (1750) in Clarke County, VA
a property owned by the Virginia Department of Historic Resources, a gift from Elizabeth Rust Williams*

National Register of Historic Places + Virginia Landmarks Register
151 Clermont Lane, Berryville, VA 22261 | Phone: 540-955-0102 | Email: bstieg@clermontfarm.org

Comments to the Berryville Planning Commission
Re
Proposed Friant/Horton Development Rezoning Request
1-23-24

Mr. Chairman, and Members of the Commission:

My name is Bob Stieg and I am the CEO of The Clermont Foundation. The Foundation manages, funds, and provides educational programming at Clermont Farm. The farm is a 360-acre historic site and working farm owned by the Virginia Department of Historic Resources. The farm is located on the south side of, and at the end of, East Main Street, from the Dance Studio out to Rt. 7 By-Pass. The farm's entrance is at 151 Clermont Lane, directly opposite the only proposed entrance/exit to the proposed Friant-Horton development of 198 homes.

We have spoken previously about our concerns:

1. We believe it is a dangerous error to only have one working entrance and exit from a 198 home subdivision
2. The congestion developing from the addition of an average 1,892 daily trips from the development being added to the existing traffic including an increasing number of heavy trucks.
3. The Clermont entrance is an institutional entrance for tenants, farm visitors, hay and cattle delivery trailers, event visitors to the historic site, and particularly, school buses coming and going. We are particularly concerned about slower moving school buses and large animal trailers having to make left turns back into Berryville in the face of the development traffic added to the heavy East Main Street traffic.
4. The current posted speeds (35 going east at the Dance Studio, and 45 going east prior to the Clermont entrance will be very dangerous given the added traffic. Not only does VDOT not support a traffic light at this significant new residential intersection with a collector road, but it is not clear that they will support a reduction in speed limits.

For all the above reasons, the Trustee of the Clermont Foundation oppose the requested rezoning and request that you recommend denial to the Town Council.

Thank you.

Statement Regarding Proposed Zoning Changes requested by D.R. Horton
Brian Snyder
6 Bel Voi Dr., Berryville, VA 22611
703-728-4667

I have spoken to the board on two previous occasions about these proposed Zoning changes. I do believe that D.R. Horton has taken into consideration the public comments that have been made at previous public comment sessions.

I was not the only one that spoke about the proposed zoning changes; there were home owners, business owners, non-profit foundation representatives, former town board members, developers and generally concerned citizens. Of all those that spoke, I only recall two that spoke out in support of the proposed zoning changes. One was a partner in the Friant LLC that has a financial interest in seeing the changes approved. The other was a town resident that wanted to see additional tax revenue from the proposed increased density and increased town diversity. I believe his concerns are valid, however the increased tax revenue from those homes would come with increased costs associated with increased services, school resources and utility infrastructure that it would offset any increased revenue; as to diversity, with an average home price of approximately \$600,000 for single family homes-diversity will not be impacted. Diversity would be impacted through a mix of home types, with low income housing and multiple price points.

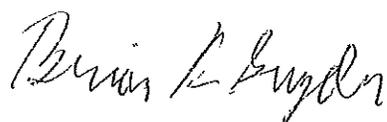
I believe those were the only individuals that have spoken in support of the proposed zoning changes over the course of two public comment sessions.

In the current version of the proposed zoning changes, D.R. Horton offers a proffer of \$1,200 per lot toward construction of a sidewalk along Battletown Drive from East Main Street to the proposed road on the Audley Property. This proposal is under review by the Town's engineer. As I have brought up in my previous public comments; Battletown Drive is not designed for a buildout of curbs and sidewalks and this \$237,600 proffer would only cost the town more money to actually build this sidewalk with needed road improvements to accommodate it. Or the town would use those funds elsewhere at their discretion which would potentially not offer as great an impact to the affected Battletown/Bel Voi residents.

I currently work from home 4 days a week, this is changing as I will begin returning to the office more as we transition away from the Covid work environment that so many of us have come to enjoy. As we do, the increased traffic from existing town and county residents will further degrade the "F" rated intersection at East Main Street and Route 7. Adding 1,892 trips (per D.R.Horton's traffic study) onto this already badly congested section of roads would have a crippling effect on the Eastern end of Berryville at more than just AM and PM peak hours.

I do believe D.R. Horton is listening to the concerns raised by so many Berryville and Clarke County Residents, however they are a business and they are in business to make money, and I do believe their bottom line and profit motivation outweigh any of their concerns with the quality of life and aesthetics of the town of Berryville.

Thank you for your time and work on behalf of the town,



Item Title

Public Hearing – Special Use Permit – Short-term rental

Prepared By

Christy Dunkle

Paul Perez and Gail Gallagher, Owners, are requesting a special use permit in order to operate a short-term rental at the property located at 116A South Church Street, identified as Tax Map Parcel number 14A5-((A))-69, zoned R-2 Residential. SUP 01-24

Background/History/General Information

Mr. Perez and Ms. Gallagher own the property referenced above. They have undertaken a renovation of an accessory structure, the former summer kitchen, which they would like to operate as a short-term rental.

In October of 2023, Town Council adopted requirements that would require a special use permit in order to operate a short-term rental. Other requirements include obtaining a business license, submitting Transient Occupancy Taxes to the Town, and completing the short-term rental registration form. The following definition was adopted in October in Article I of the Town Zoning Ordinance:

10/23 short-term rental- The provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Advertisement or operation of a short-term rental unit requires registration, a business license, remittance of transient occupancy tax, and is limited to dwellings which hold a Clarke County Certificate of Occupancy. Events are prohibited. No food preparation or service may be provided to primary renter or guests of short-term rental.

Each short-term rental unit shall advertise and implement a maximum occupancy of no more than as permitted by the Virginia Uniform Statewide Building Code or two (2) persons per bedroom, whichever is less, and at no time exceed 13 individuals.

Section 503 of the Berryville Zoning Ordinance regulates special use permits. The Council may impose any conditions deemed appropriate in the public interest to secure compliance with the provisions of the ordinance. Once a special use permit is granted, the use shall not be enlarged, extended, increased in intensity or relocated unless authorized by the Council. The authorized

activities shall be established within two (2) years of the date of approval with an extension of one (1) additional year with Council approval, or such special use permit shall expire without notice.

The property is located within both the local and national historic districts.

Building Information

The renovation of the former summer kitchen is anticipated to be completed within the next several months. At that time, a Certificate of Occupancy will be issued by the County Building Department.

Adjacent Zoning

The property to the north and the east is zoned C General Commercial, property to the south and the west is zoned R-2 Residential.

Parking

Section 305 of the Berryville Zoning Ordinance regulates parking. Section 305.9 identifies two spaces required for the dwelling and 1.25 for each guest room. Access to the property's driveway is off of Smithy Lane and offers a surplus of off-street parking to accommodate ordinance requirements.

Signage

Up to six (6) square feet of signage is permitted in the R-2 zoning district for a business with a special use permit per Section 307.3(f).

Findings/Current Activity

The public hearing notice was published in the Winchester Star on Tuesday, February 13 and Tuesday, February 20, 2024. Adjacent property notices were mailed on Friday, February 9, 2024. One adjacent property owner contacted staff after the sign was posted to obtain information. They had no objections to the request.

Schedule/Deadlines

N/A

Other Considerations

N/A

Recommendation

Recommend that Town Council approve the request as presented.

Sample Motion

I move that the Planning Commission of the Town of Berryville recommend Town Council approve the request for a special use permit in order to operate a short-term rental at 116A South Church Street.

Attachments:

- Public hearing notice
- Vicinity and zoning map
- Site plan
- Letter from the applicant
- Photos of the structure

**BERRYVILLE
PLANNING COMMISSION
PUBLIC HEARING NOTICE**

The Berryville Planning Commission will hold the following public hearing at 7:00 p.m., or as soon after as this matter may be heard, on Tuesday, February 27, 2024, in the Main Meeting Room, Second Floor, of the Berryville/Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following:

Paul Perez and Gail Gallagher, Owners, are requesting a special use permit in order to operate a short-term rental at the property located at 116A South Church Street, identified as Tax Map Parcel number 14A5-((A))-69, zoned R-2 Residential. SUP 01-24

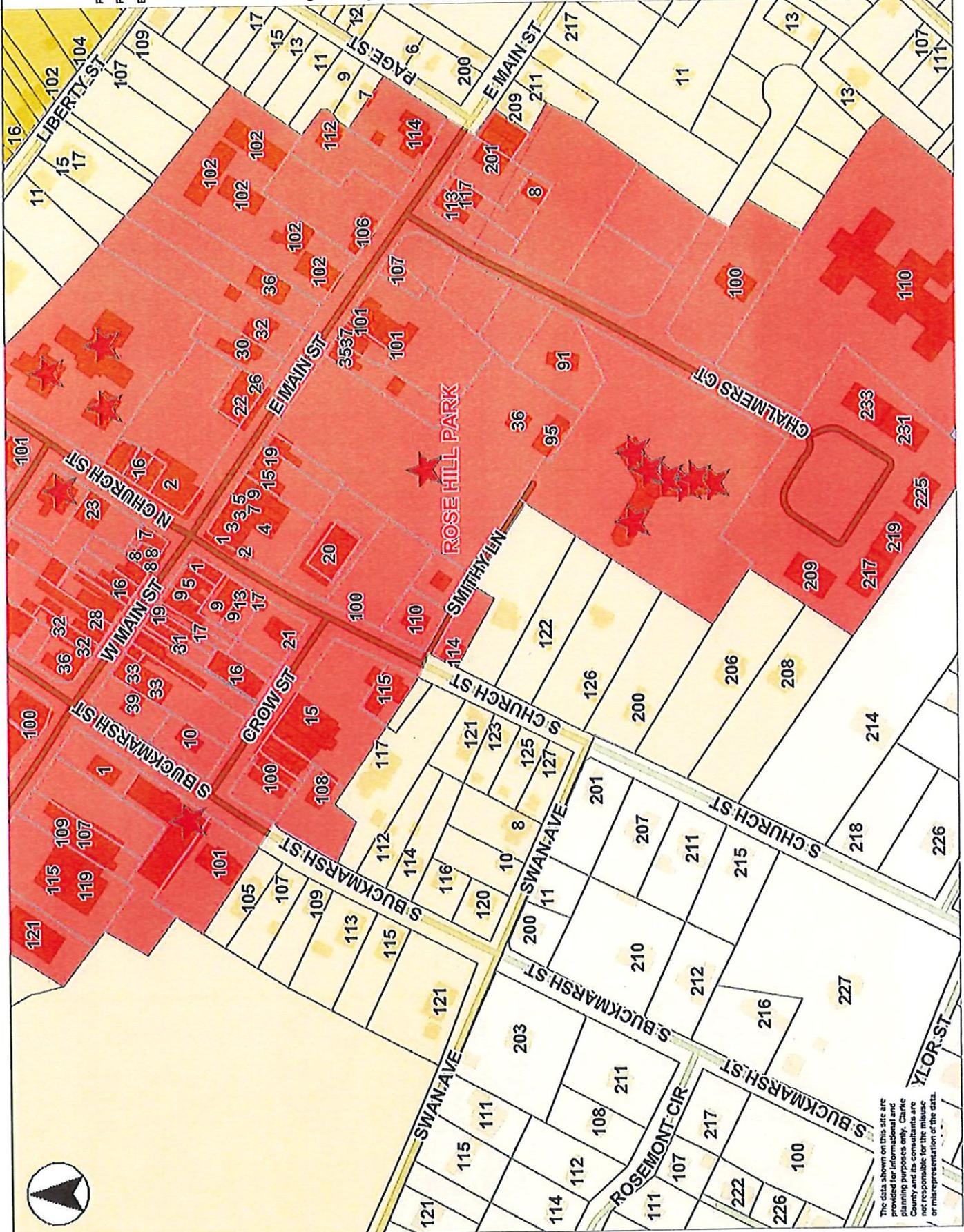
Copies of the applications, amendments, and maps may be examined at the Town Business Office, Berryville/Clarke County Government Center (101 Chalmers Court), First Floor, Berryville, Virginia during regular business hours. Additional information may be obtained by calling Community Development Director Christy Dunkle at 540 955-4081. Any person desiring to be heard on this matter should appear at the appointed time and place.

The Town of Berryville does not discriminate against disabled persons in admission or access to its programs and activities. Accommodations will be made for disabled persons upon prior request.

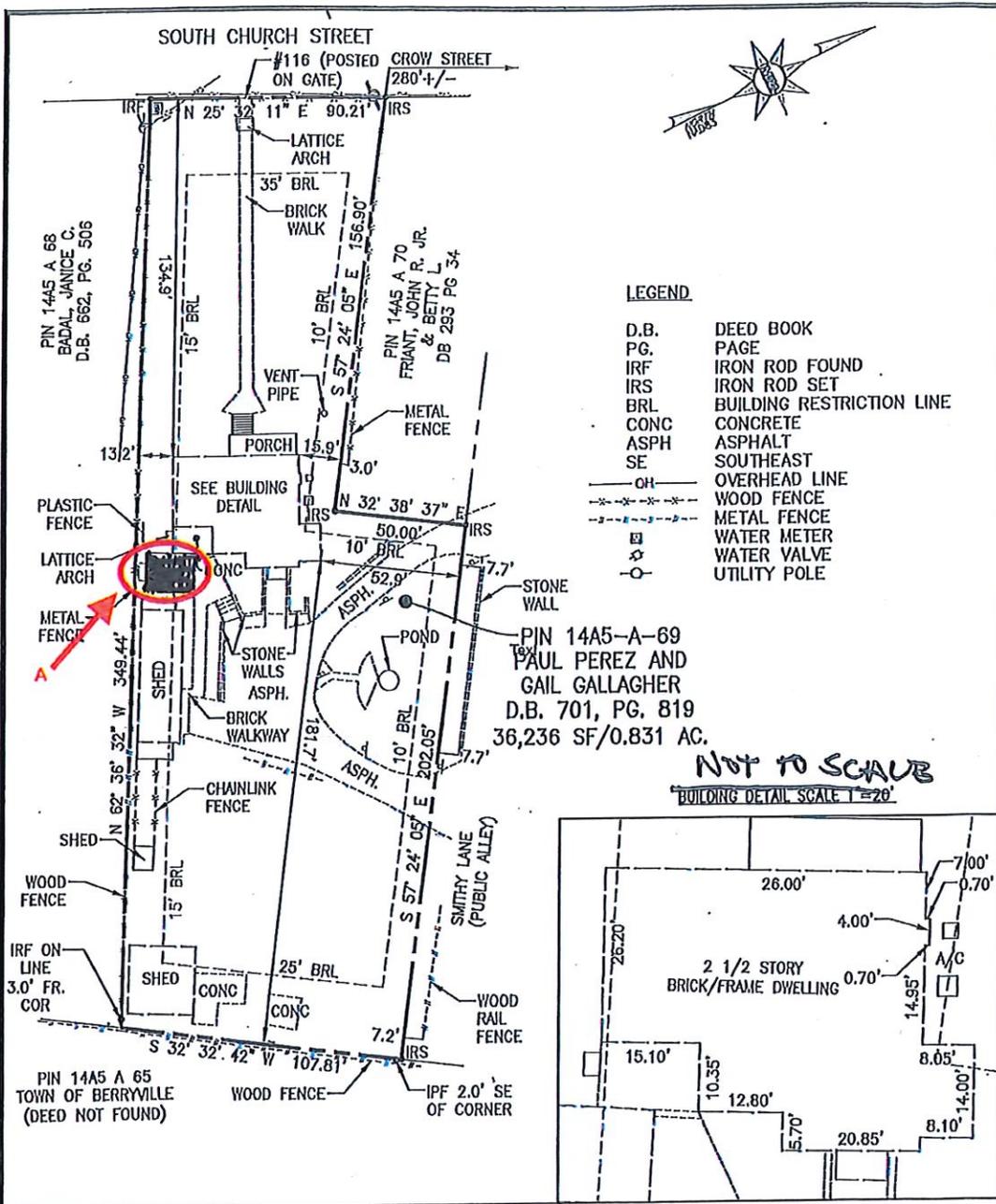
By order of the Berryville Planning Commission
Christy N. Dunkle, Community Development Director



- Public
- Parcels
- Berryville Zoning
- Detached Res-1 (DR)
- Detached Res-2 (DR)
- Detached Res-4 (DR)
- Residential-1 (R-1)
- Residential-2 (R-2)
- Residential-3 (R-3)
- Residential-4 (R-4)
- Attached Res (AR)
- Older Persons Res (OP)
- Open Space Res (OS)
- Business (B)
- Business Park (BP)
- Bus Commercial (BC)
- Light Commercial (LC)
- Drive-in Commercial (DC)
- Community Center (CC)
- Institutional (ITL)
- County Zoning
- Rural Residential (RR)
- Commercial Nbrd (C)
- Commercial Hwy (CH)
- Ag/OS/Conserv (AOC)
- Forest/OS/Conserv (FOS)
- Clarke County Boundary
- Major Roads
- Interstate
- US Highway
- State Highway
- Surrounding Counties
- Clarke County Roads
- Private Roads
- Roads
- Buildings
- Appalachian Trail
- Streams
- Perennial Streams
- Intermittent Streams
- Ponds
- Rivers

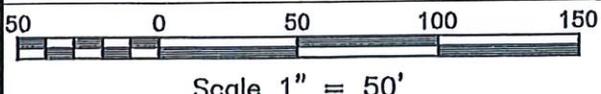
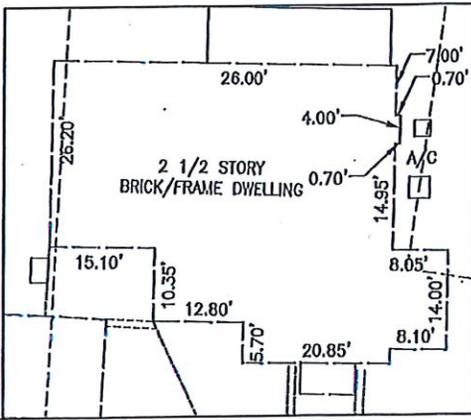


The data shown on this site are provided for informational and planning purposes only. Clarke County and its consultants are not responsible for the misuse or misrepresentation of the data.



LEGEND

D.B.	DEED BOOK
PG.	PAGE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
BRL	BUILDING RESTRICTION LINE
CONC	CONCRETE
ASPH	ASPHALT
SE	SOUTHEAST
— CH —	OVERHEAD LINE
— * * * —	WOOD FENCE
— - - -	METAL FENCE
⊠	WATER METER
⊙	WATER VALVE
○	UTILITY POLE



PROPERTY INFORMATION:
 OWNERS: PAUL PEREZ AND GAIL GALLAGHER
 ADDRESS: 116 S CHURCH ST
 BERRYVILLE VA 22601
 REFERENCE: D.B. 701, PG. 819

FLOOD INFORMATION:
 MAP NUMBER: 51043C0063D
 PANEL: N/A
 DATE: 09/28/2007
 ZONE: X



NOTES:
 1) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 2) EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.
 3) THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY MORRIS AND RITCHIE ASSOCIATES COMPLETED ON AUGUST 11, 2022.



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BOUNDARY AND PHYSICAL IMPR. SURVEY
 SHOWING THE PROPERTY OF
PAUL PEREZ AND GAIL GALLAGHER
 TOWN OF BERRYVILLE, VIRGINIA

January 11, 2024

To Berryville Planning Commission,

After one look at the property at 116-118 South Church Street in May 2022, we knew that we had found our next home. One of the most appealing features were several outbuildings in the backyard. The one closest to the house was near the point of collapse with decaying wood siding and crumbling plaster. Because of the dire need and its suspected history, we began focusing on how to renovate it.

So far it has been a year-long process of architectural design, permits, and construction. During that time, we have gathered information that indicates the structure was built by 1870 at the latest and was likely used as a summer kitchen for the main house.

We have tried to salvage whatever we could and incorporate it back into the building, but we also brought it into the present by adding water, electricity and a bathroom. Every detail of the kitchen house has been carefully designed and selected.

Although we had not originally renovated for the purpose of a rental, we have decided to do this as an option for weekends. It is a prime location to anything in town and we have ample parking. Our property had formerly housed an antique store. (Originally the property was a carriage factory.) We hope to begin weekend rentals in the late spring or early summer of this year.

Most importantly, we would like to share this rare piece of history with others. It has been a blessing to be able to save this structure and imagine the joy that the people who worked here would have if they could return.

Sincerely,
Gail Gallagher and Paul Perez

