

**Town of Berryville**  
Berryville-Clarke County  
Government Center  
101 Chalmers Court Suite A  
Berryville, VA 22611



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**BERRYVILLE PLANNING COMMISSION**  
Berryville/Clarke County Government Center – 101 Chalmers Court  
Main Meeting Room

**March 27, 2018 – 6:30PM Site Visit to Rosemont Manor - 7:30 PM Government Center**

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Regular Meeting

AGENDA

1. **Call to Order** – Doug Shaffer, Chair – **Rosemont Manor – 6:30pm**
2. **Reconvene Meeting** – **Berryville Clarke County Government Center – 7:30pm**
3. **Approval of Agenda**
4. **Approval of Minutes** – February 27, 2018
5. **Approval of Comprehensive Plan Committee Minutes** – February 5, 2018

PUBLIC HEARING SESSION

6. **Site Plan – Attachment A**  
Genda Land Holding, LLC (John Lewis, Painter Lewis, PLC, Agent) is requesting Site Plan approval for an event venue to include two structures located at Rosemont Manor, identified as Tax Map Parcel number 14-A-10 zoned Open Space Residential (OSR) and DR-2 Detached Residential 2, in the Town of Berryville.  
SP 01-18
7. **Expansion of Special Use Permit – Attachment B**  
Genda Land Holding, LLC (John Lewis, Painter Lewis, PLC, Agent) is requesting an expansion of an approved Special Use Permit (SUP 02-09) for Rosemont Manor, identified as Tax Map Parcel number 14-A-10 zoned Open Space Residential (OSR), in order to expand the Country Inn use. SUP 01-18

(continued)

Patricia Dickinson  
Mayor

Harry Lee Arnold, Jr.  
Recorder

*Council Members*

Donna Marie McDonald  
Ward 1

Allen Kitselman, III  
Ward 2

Erecka L. Gibson  
Ward 3

David L. Tollett  
Ward 4

Keith R. Dalton  
Town Manager

**REGULAR SESSION**

8. Citizens' Forum
9. Discussion Public Hearings

**OLD BUSINESS**

10. Planning and Zoning Update – *Attachment C*
11. Other
12. Adjourn

**PLANNING COMMISSION**  
**Berryville-Clarke County Government Center**  
**MINUTES OF REGULAR MEETING**  
**February 27, 2018 DRAFT**

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A meeting of the Berryville Planning Commission was held on Tuesday, February 27, 2018 at 7:30 p.m. in the Berryville – Clarke County Government Center located at 101 Chalmers Court in Berryville, Virginia.

**ATTENDANCE:** Members of the Planning Commission present: Kim Kemp, Vice Chair, Dale Barton, Gwen Malone, Michelle Marino, Krish Mathur, Sheryl Reid

Absent: Doug Shaffer, William Steinmetz, Debbie Zimmerman

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Others present: Dave Tollett (Planning Commission liaison), Diane Harrison, William Genda

Press present: Cathy Kuehner

**CALL TO ORDER**

Vice Chair Kemp called the meeting to order at 7:30pm.

**APPROVAL OF AGENDA**

Vice Chair Kemp asked for approval of the agenda. Ms. Barton moved to approve the agenda as presented, seconded by Ms. Malone, the agenda was approved by voice vote.

**APPROVAL OF MINUTES**

Ms. Reid moved to approve the amended minutes of the January 23, 2018 Planning Commission meeting, seconded by Ms. Marino. The motion passed by voice vote.

**APPROVAL OF COMPREHENSIVE PLAN COMMITTEE MINUTES**

There was not a quorum of Committee members, the minutes will be reviewed at the March meeting.

**REGULAR SESSION**

**Citizen's Forum**

Vice Chair Kemp said no one had signed up to speak and asked if anyone would like to. There were no speakers.

## **NEW BUSINESS**

### **Set Public Hearing**

Vice Chair Kemp asked staff to review the site plan and Special Use Permit expansion requests. Ms. Dunkle said that Mr. Genda, who was present at the meeting, is requesting approval of a Site Plan for the property known as Rosemont. She said that he is intending to build two structures within the Open Space Residential (OSR) zoning district which was expanded in 2017. Ms. Dunkle said a second public hearing will be to approve the expansion of a Special Use Permit that was approved in 2009 and read the conditions of the approval. She reviewed her staff report including the identification of the structures and their respective uses currently on the property. Ms. Dunkle said that she has distributed the Site Plan to the Town's consulting engineer; Berryville Public Works staff; Clarke County fire and building officials; and VDOT for review and comment.

Vice Chair Kemp recognized William "Biff" Genda, owner of Rosemont Manor. Mr. Genda said that his venue opened in 2009 and described activities held at Rosemont including weddings, accommodation, and teas. He said he has previously installed tents on the property for weddings that include over 250 guests. He added that he wishes to add the larger building which will allow a building code capacity of 299 people. He said that an additional 100 people would be able to be on the adjacent porch per fire code requirements. Mr. Genda said he has been working closely with the Clarke County Building official on the proposed building.

Ms. Marino asked whether he was going to be expanding the business beyond the current request toward Tyson Drive. Mr. Genda said that he would not be doing additional expansions noting that he is considering putting the property under a land conservation easement. He said this would remove the ability to construct approximately 94 houses on the property. Ms. Marino noted adjacent properties on Tyson and the location of the proposed activities under the country inn use. Mr. Genda confirmed that the proposed buildings are on the other side of the property and not adjacent to this area.

Mr. Mathur asked about the function of the second building. Mr. Genda said that the second building will house a catering kitchen, bride and groom suites, and storage for tables, chairs, and other equipment.

There being no further discussion, Ms. Malone made the motion to set the public hearing for the March 27, 2018 meeting, seconded by Mr. Mathur, the motion passed by voice vote.

There being no further discussion on setting the second public hearing for the expansion of a Special Use Permit, Ms. Reid made the motion to set the public hearing for the March 27, 2018 meeting, seconded by Ms. Malone, the motion passed by voice vote.

## **OLD BUSINESS**

### **PLANNING AND ZONING UPDATE**

Ms. Dunkle said that Town Council will be holding a public hearing on the craft beverage manufacturing text amendments at their meeting on March 13.

**OTHER**

There were no other comments.

**Adjourn**

There being no further business, Ms. Malone made a motion to adjourn the meeting, seconded by Ms. Marino, the motion passed by voice vote at 7:43pm.

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Kim Kemp, Vice Chair

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Christy Dunkle, Recording Secretary

DRAFT

**PLANNING COMMISSION**  
**Comprehensive Plan Committee**  
**MINUTES**  
**Berryville-Clarke County Government Center – AB Meeting Room**  
**February 5, 2018**

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A meeting of the Berryville Planning Commission Comprehensive Plan Committee was held on Monday, February 5, 2018 at 10:30 a.m. in the Berryville – Clarke County Government Center located at 101 Chalmers Court in Berryville, Virginia.

**ATTENDANCE:** Members of the Committee present: William Steinmetz, Chair, Gwen Malone, Debbie Zimmerman

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Others: None

Chair Steinmetz called the meeting to order at 10:30a.m.

**DISCUSSION – Chapter 10 Goals and Objectives**

Ms. Dunkle said that she has included all of the updated chapters except for Chapter 7 Transportation. She added that additional modifications are needed prior to Committee review and comment. Chair Steinmetz asked Committee Members to review any comments, changes, or input on the draft chapters included in the packet.

**Other**

Ms. Dunkle said that she will be presenting information about the development of a hotel to the Clarke County Industrial Development Authority in April and asked for any input in support of this type of development. A number of existing businesses, events, and school-related activities were discussed as well as the tourism effort identified as an economic development tool for the Town and County.

**Adjourn**

There being no further business, Ms. Malone made a motion to adjourn the meeting, seconded by Ms. Zimmerman, the motion passed by voice vote at 12:20p.m.

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William Steinmetz, Chair

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Christy Dunkle, Recording Secretary

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**Genda Land Holding, LLC (John Lewis, Painter Lewis, PLC, Agent) is requesting Site Plan approval for an event venue to include two structures located at Rosemont Manor, identified as Tax Map Parcel number 14-A-10 zoned Open Space Residential (OSR) and DR-2 Detached Residential 2, in the Town of Berryville. SP 01-18**

**A site visit to Rosemont Manor will begin at 6:30pm.**

Public hearing notices were published in the Winchester Star on Tuesday, March 13 and Tuesday, March 20, 2018. Adjacent property notices were mailed on March 9, 2018. Two residents (one adjacent property owner) met with staff to discuss the proposal.

Staff from the Town and Pennoni Engineering conducted a site visit on Tuesday, March 20 to discuss site plan comments including storm water management, parking, and lighting. Final utility comments will be addressed prior to the Town Council public hearing. Town Council has set a public hearing for their April 10, 2018 meeting.

#### **Site Information**

Updated information from the February meeting:

- The light poles are proposed to be 22' high. Specifications are included in this staff report.
- The Town's engineer is continuing to discuss stormwater management with the applicant's engineer and staff will update Commissioners at the meeting.
- Dumpster pad is identified on page 1/6, adjacent to an existing building on the site.
- VDOT has reviewed the request and has no objections to the proposed expansion stating that if safety issues arise with the existing entrances, the owner will be responsible for negating problems (e.g., upgrading the commercial entrance) at their expense.
- The accessory building identified adjacent to the proposed event barn will be sided with fiber cement siding and will feature a standing seam metal roof.
- Please note that modifications to the site plan are not reflected on the landscape plan and lighting information submitted (drop off and impervious surface).

Planning Commission may choose to continue the public hearing to their April meeting if sufficient information is not received at the public hearing.

The following information is included in this report:

- Public hearing notice published in the Winchester Star on Tuesday, March 13 and Tuesday, March 20, 2018;
- Land Development Application;
- Vicinity map;
- Site Development Plan;
- Landscape Plan;
- Lighting Identification;
- Proposed light fixtures (wall pack and pole);
- Barn elevations and floor plan;
- Accessory building elevations and floor plan;
- Section 601 Open Space Residential of the Berryville Zoning Ordinance; and
- Motion to recommend approval to Town Council.

**February 27, 2018 Staff Report**

*Mr. Genda is proposing an event venue consisting of two structures located on the southwest corner of the Rosemont Manor property. Mr. Genda was previously approved for a rezoning (2017) to accommodate additional Open Space Residential (OSR) zoning which allows the "country inn" use. In order to add to this use, an enlargement of the use of a previously-approved Special Use Permit (SUP) must be approved by Town Council (please see following report). This Site Plan will be under consideration with the SUP request.*

*Currently the site includes the manor house which offers accommodation, office, and kitchen facilities; the carriage house which is an event venue; a building that features a dressing room and a meeting area; and several cottages that are offered as accommodation.*

*As previously referenced, two buildings are proposed with this request. The barn is 5,200 square feet with a patio (under roof) toward the west. The entrance is on the east side of the building. The height of the building at the peak is 33'-7<sup>1</sup>/<sub>4</sub>" which conforms to Section 601.6(a) of the Berryville Zoning Ordinance.*

*Building elevation drawings have been submitted for the barn but not the second building. Staff has requested elevations from the owner. Staff has also requested additional information concerning parking (e.g., layout, square footage, and distances to specific venues); a landscape plan including lighting; and additional land disturbance information concerning utility installation.*

**Zoning Information**

*Zoning applied to adjacent property includes:*

- AOC (County) to the west and south (Westwood Farm; Jones and Stutzman)
- R-1 Residential to the east (Tyson Drive and Isaac Court)

- *DR-4 Detached Residential to the north (Clarke County High School and Battlefield Estates subdivision)*

*Staff has distributed the Site Plan to the following departments and agencies for review and comment:*

- *Berryville Public Works*
- *Pennoni Engineering (Town's consulting engineer)*
- *Clarke County Building Department*
- *Clarke County Emergency Services*
- *VDOT (the access to and from the property are located on Business 7, West Main Street, which VDOT maintains)*

*The following items are included with this staff report:*

- *Land Development Application;*
- *Vicinity Map;*
- *Site Development Plan;*
- *Building elevations; and*
- *Section 601 Open Space Residential from the Berryville Zoning Ordinance.*

#### **Recommendation**

Discuss at the meeting. Planning Commission may choose to continue the public hearing to the April 24, 2018 meeting in order to obtain final site information. A motion for recommendation of approval follows this report.

Published

3.13.18

3.20.18

Winchester Star

Special Notices 107 Special Notices 107

**BERRYVILLE PLANNING COMMISSION  
PUBLIC HEARING NOTICE**

The Berryville Planning Commission will hold the following public hearings at 7:30 p.m., or as soon after as these matters may be heard, on **Tuesday, March 27, 2018**, in the Main Meeting Room, Second Floor, of the Berryville/Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following:

**Genda Land Holding, LLC (John Lewis, Painter Lewis, PLC, Agent) is requesting Site Plan approval for an event venue to include two structures located at Rosemont Manor, identified as Tax Map Parcel number 14-A-10 zoned Open Space Residential (OSR) and DR-2 Detached Residential 2, in the Town of Berryville. SP 01-18**

**Genda Land Holding, LLC (William Genda, Owner) is requesting an expansion of an approved Special Use Permit (SUP 02-09) for Rosemont Manor, identified as Tax Map Parcel number 14-A-10 zoned Open Space Residential (OSR), in order to expand the Country Inn use. SUP 01-18**

Copies of the application, 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 Assistant Town Manager Christy Dunkle at 540-955-4081. Any person desiring to be heard on these matters 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,  
Assistant Town Manager

LAND DEVELOPMENT APPLICATION TOWN OF BERRYVILLE

(Please print or type)

Current Property Owner GENDA LAND HOLDING LLC

Owner's Address 16 ROSEMONT MANOR LANE BERRYVILLE VA 22611

Phone 540-514-5010

Agent (Contact Person) JOHN LEWIS

Agent's Address 817 CEDAR CREEK GRADIS #120 WINCHESTER VA 22601

Phone 540-602-5792

**Check Appropriate Request:**

- Subdivision - creating more than 2 lots
- Minor Subdivision - single lot divided into 2 lots
- Boundary Line Adjustment
- Site Plan
- Rezoning
- Text Amendment: \_\_\_\_\_ Zoning or \_\_\_\_\_ Subdivision Ordinance
- ARB Certificate of Appropriateness
- Town of Berryville Utilities
- Other: \_\_\_\_\_

RECEIVED  
FEB 03  
Town of Berryville, VA

**Complete As Applicable:**

Nature of Request/Proposal: ROSEMONT MANOR EVENT VENUE

Tax Map & Parcel Number(s): 14A-10

Size of Project Site: 0.72 ACRES 2 WPG

Proposed # of Lots: \_\_\_\_\_ Existing Zoning DR-\*, OSR

555 \$400 Paid 2.5.18

Owner or Agent: The information provided is accurate to the best of my knowledge. I understand that the Town may deny, approve, or conditionally approve the request for which I am applying. I certify that all property corners have been clearly staked and flagged.

Signature: [Signature] Date: 1-22-18

Owner: I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Town Planning Department and other government agents to enter the property and make such investigations and tests, as they deem necessary. I acknowledge that in accordance with Article X of the Subdivision Ordinance I am responsible for costs incurred for review of subdivision and/or development plans by the Town's engineer and that any other required tests or studies will be carried out at owner/agent expense

Signature: [Signature] Date: Feb 5, 2018

**OFFICE USE ONLY**

Public Hearing Required? Y Dates Advertised PC: 3.13.18  
3.20.18

Adjoining Property Owners Notified? PC: 3.9.18

Action Taken: PC PN 3-27-18

TC PN 4.10.18



- Publics
- Points of Interest
- Parcels With Owners
- Clarke County Boundary
- Major Roads
- Interstate
- US Highway
- State Highway
- Surrounding Counties Opaque
- Surrounding Counties Non Op

VICINITY  
MAP



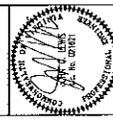
The data shown on this site are provided for informational and planning purposes only. Clarke County and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 03/22/2018 at 10:15 AM



DATE	1/27/23
DRAWN BY	1/27/23
CHECKED BY	1/27/23
SCALE	AS SHOWN

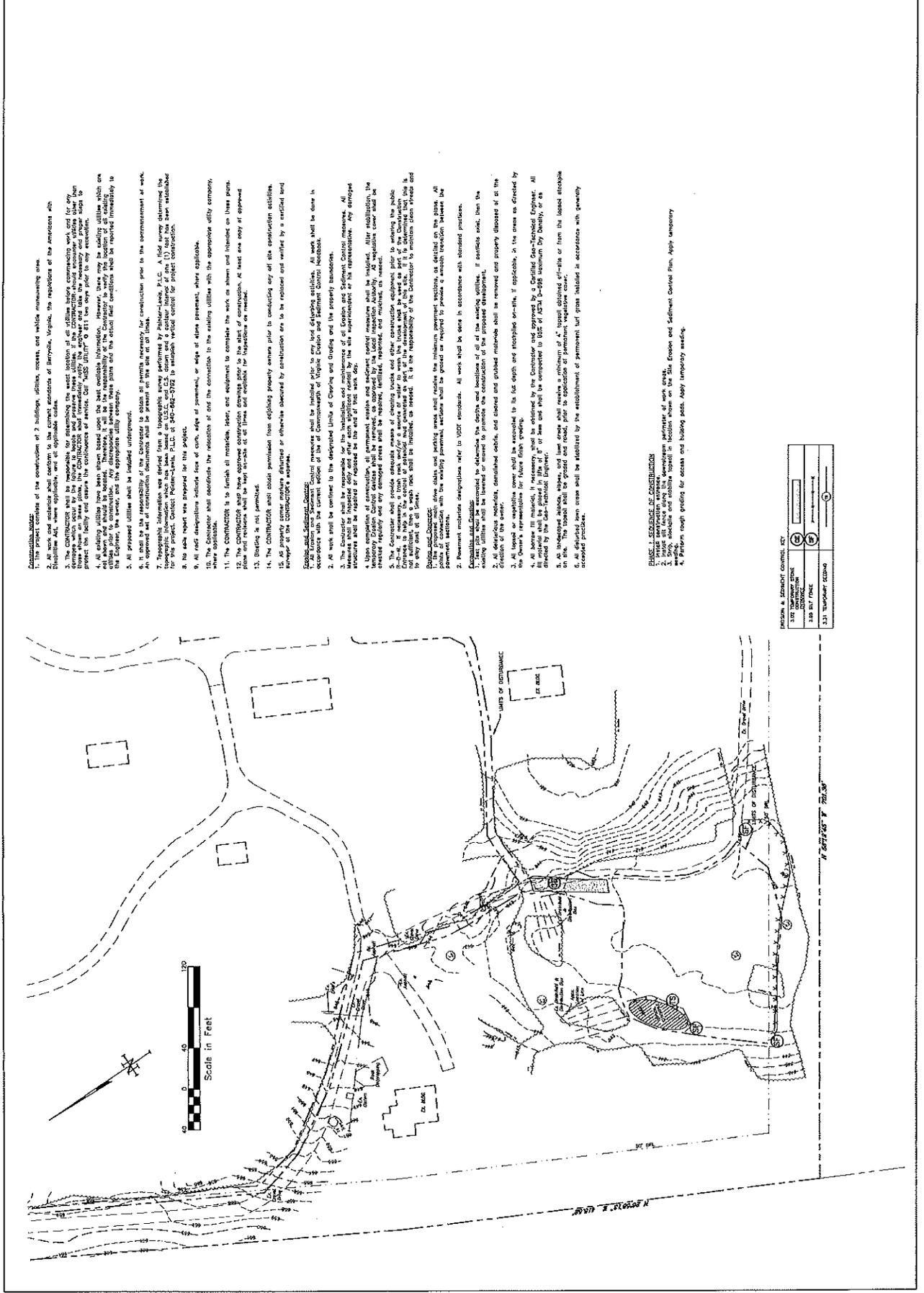


**PANTER-LEWIS, P.L.C.**  
 ENGINEERS  
 817 Cedar Creek Road, Suite 120  
 Winchester, Virginia 22601  
 Phone (540) 662-6792  
 Fax (540) 662-6793  
 Email office@panterlewis.com

**ROSEMONT MANOR  
 SITE DEVELOPMENT PLAN  
 CLARKE COUNTY, VIRGINIA**

**EXISTING CONDITIONS  
 PHASE 1 E&S PLAN  
 CONSTRUCTION NOTES**

NO.	DATE	DESCRIPTION



1. The contractor shall be responsible for obtaining the correct locations of all utilities before commencing work, and for any work that may be required to relocate or protect these utilities. The contractor shall be responsible for obtaining the correct locations of all utilities before commencing work, and for any work that may be required to relocate or protect these utilities. The contractor shall be responsible for obtaining the correct locations of all utilities before commencing work, and for any work that may be required to relocate or protect these utilities.
2. All work and materials shall be done to the correct standards of Virginia, Virginia, the regulations of the Americans with Disabilities Act, where applicable, and all applicable codes.
3. The contractor shall be responsible for obtaining the correct locations of all utilities before commencing work, and for any work that may be required to relocate or protect these utilities. The contractor shall be responsible for obtaining the correct locations of all utilities before commencing work, and for any work that may be required to relocate or protect these utilities.
4. Upon completion of construction, all permanent erosion and sediment control measures shall be installed. After stabilization, the contractor shall be responsible for the maintenance and repair of all erosion and sediment control measures. All erosion and sediment control measures shall be installed and maintained in accordance with the Virginia Department of Transportation (VDOT) standards.
5. The contractor shall provide adequate means of erosion control and other construction equipment prior to starting the public right-of-way work. If necessary, a trash rack and/or a screen of water to catch the trash shall be used as part of the construction. The contractor shall be responsible for the maintenance and repair of all erosion and sediment control measures.
6. All proposed utilities shall be installed underground.
7. Topographic information was derived from a topographic survey performed by Johnson-Lewis, P.L.C. A final survey determined the location of all utilities. The contractor shall be responsible for obtaining the correct locations of all utilities before commencing work, and for any work that may be required to relocate or protect these utilities.
8. No work shall be done on any utility line until the contractor has received written approval from the utility owner. The contractor shall be responsible for obtaining the correct locations of all utilities before commencing work, and for any work that may be required to relocate or protect these utilities.
9. All work shall be done to the correct standards of Virginia, Virginia, the regulations of the Americans with Disabilities Act, where applicable, and all applicable codes.
10. The contractor shall coordinate the relocation of all utilities with the appropriate utility company, where applicable.
11. The contractor shall be responsible for obtaining the correct locations of all utilities before commencing work, and for any work that may be required to relocate or protect these utilities.
12. The contractor shall be responsible for obtaining the correct locations of all utilities before commencing work, and for any work that may be required to relocate or protect these utilities.
13. All work shall be done to the correct standards of Virginia, Virginia, the regulations of the Americans with Disabilities Act, where applicable, and all applicable codes.
14. The contractor shall ensure permission from adjoining property owners prior to conducting any off-site construction activities.
15. All work shall be done to the correct standards of Virginia, Virginia, the regulations of the Americans with Disabilities Act, where applicable, and all applicable codes.
16. All work shall be done to the correct standards of Virginia, Virginia, the regulations of the Americans with Disabilities Act, where applicable, and all applicable codes.

**PHASE 1 CONSTRUCTION**

1. Excavate and install foundation for building.
2. Install the floor slabs in the basement perimeter of work areas.
3. Install the floor slabs in the main level of work areas.
4. Perform rough grading for access and hauling pads. Apply temporary seeding.

DESIGN & SCHEMATIC CONTROL: ECT	
300 THROUGHPUT FEED	
300 THROUGHPUT FEED	
300 BIT PHASE	
331 THROUGHPUT FEED	



DATE	1/27/20
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CHECKED BY	...
DATE	...
PROJECT NO.	...



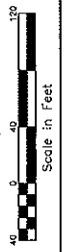
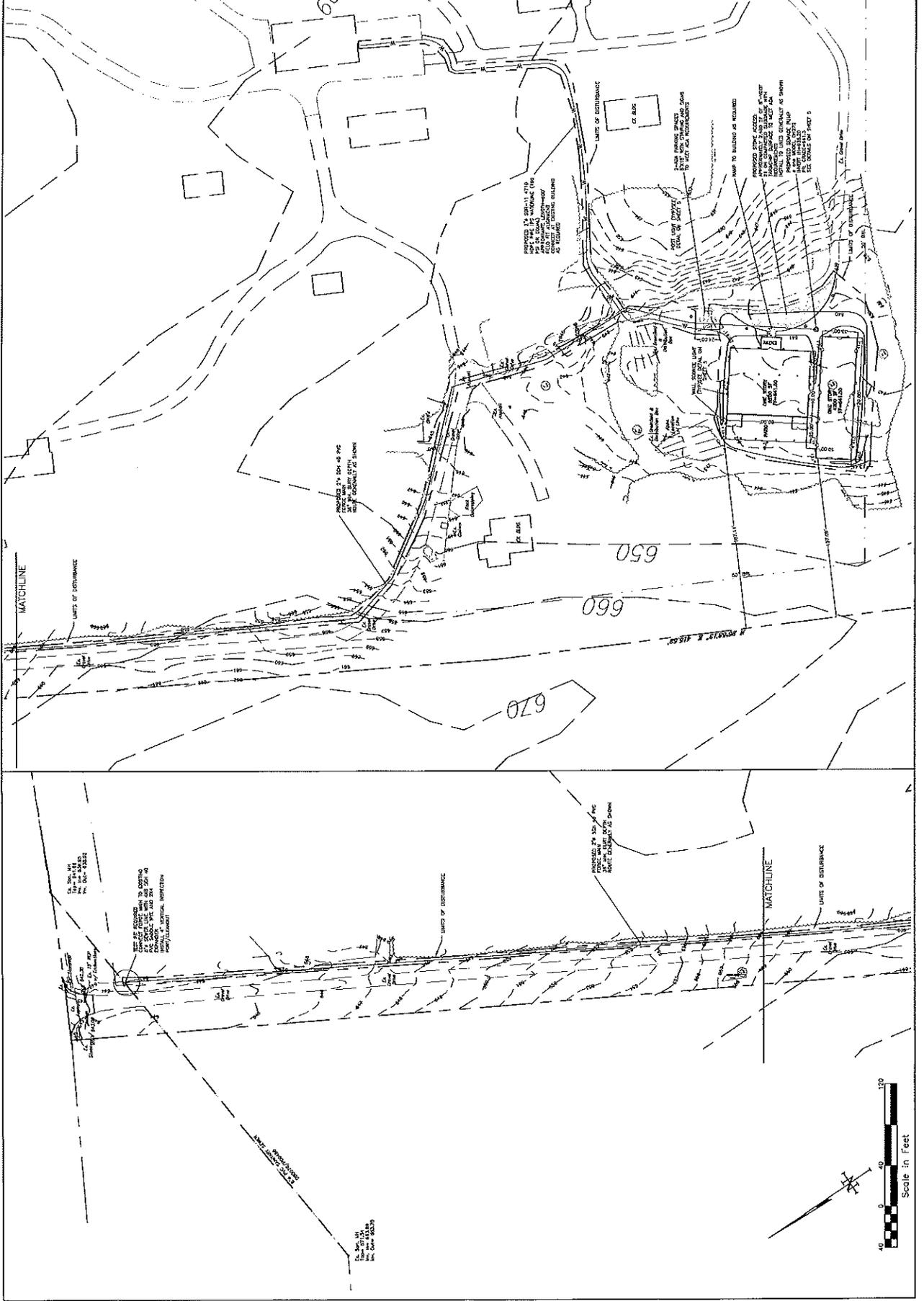
**PAINTER-LEWIS, P.L.C.**  
ENGINEERS  
CONSULTANTS

817 Cedar Creek Road, Suite 120  
Mechester, Virginia 22601  
Telephone (540) 682-5722  
Facsimile (540) 682-5723  
Email office@painterlewis.com

PROJECT:  
**ROSEMONT MANOR  
SITE DEVELOPMENT PLAN  
TOWN OF BERRYVILLE  
CLARKE COUNTY, VIRGINIA**

TITLE:  
**SITE PLAN**

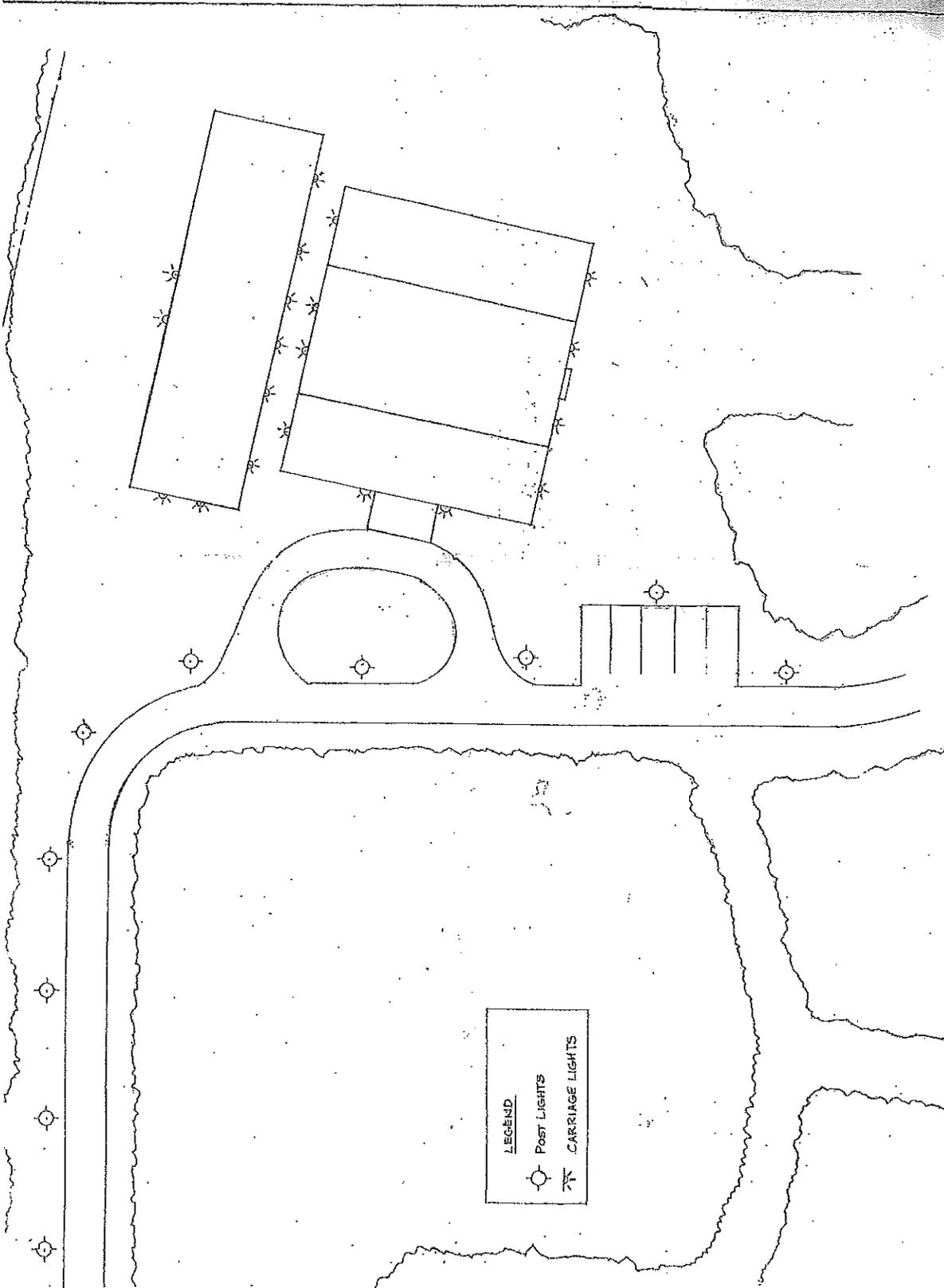
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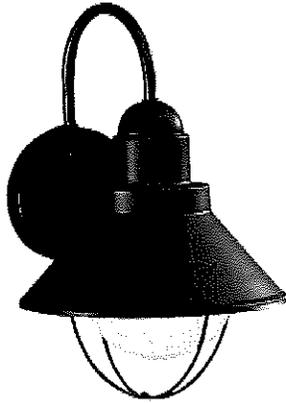


**LEGEND**  
 ○ Post LIGHTS  
 ✱ CARRIAGE LIGHTS

ROSEMONT MANOR  
 BUILDING, ROAD, AND LIGHTING LOCATION PLAN FOR BARN  
 DATE: 2/24/2018 SCALE: 1" = 20'  
 BY: J. RAJCHLES

# KICHLER

Style to live by™



Project \_\_\_\_\_  
Type \_\_\_\_\_  
Ordering # \_\_\_\_\_  
Comments \_\_\_\_\_

## Seaside Collection Seaside 1 Light Outdoor Wall Lantern in Black 9022BK (Black (Painted))

### Product Description:

With an aura that is as pure as a sea breeze, the Seaside Collection offers the homeowner a unique line of outdoor fixtures guaranteed to bring a new identity to your home's landscape. For this 1-light Seaside Wall Lantern, aluminum with stainless steel is combined with Kichler's Black finish, resulting in a high quality fit that will look fantastic for years to come. The fixture houses a 100-watt (max.) bulb that provides outstanding outdoor illumination for your landscape. It is 12" high, is U.L. listed for wet location, and is Dark Skies compliant.

### Available Finishes

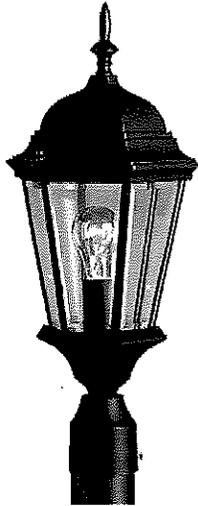
Black (Painted)  
Brushed Nickel  
Olde Brick  
Olde Bronze  
White

### Technical Information

Lamp Included:	Not Included
Lead Wire Length:	6"
Extension:	9
Safety Rated:	Wet
HCWO:	6
Base Backplate:	4.75 X .75
Dual Mount:	No
Dark Sky:	Yes
Patent:	D383239
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A
Max Watt:	100W
Width:	8"
Height:	12"
Overall Height:	"
Collection:	Seaside Collection
Finish:	Black (Painted)

# KICHLER

Style to live by™



## Madison 1 Light Outdoor Post Mount in Black 9956BK (Black (Painted))

### Product Description:

With its timeless colonial profile, the Madison is the perfect line of outdoor fixtures for those looking to embellish classic sophistication. Because it is made from cast aluminum and comes in an extensive amount of different finishes, this Madison 1-light post lantern can go with any home décor while being able to withstand the elements. It features a Black finish with clear beveled glass panels. The Madison post lantern uses a 150-watt (max.) bulb, measures 9 1/2" in diameter by 22" high, and is U.L. listed for wet location. Post Not Included.

### Available Finishes

Black (Painted)  
Tannery Bronze

### Technical Information

Lamp Included:	Not Included
Weight:	5LBS
Glass Description:	CLEAR BEVELED GLASS
Safety Rated:	Wet
CFL Bulb Type:	HYBRID (23-30W)
Dual Mount:	No
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A19
Max Watt:	150W
Width:	9.5"
Height:	22.75"
Finish:	Black (Painted)

Project

Type

Ordering #

Comments

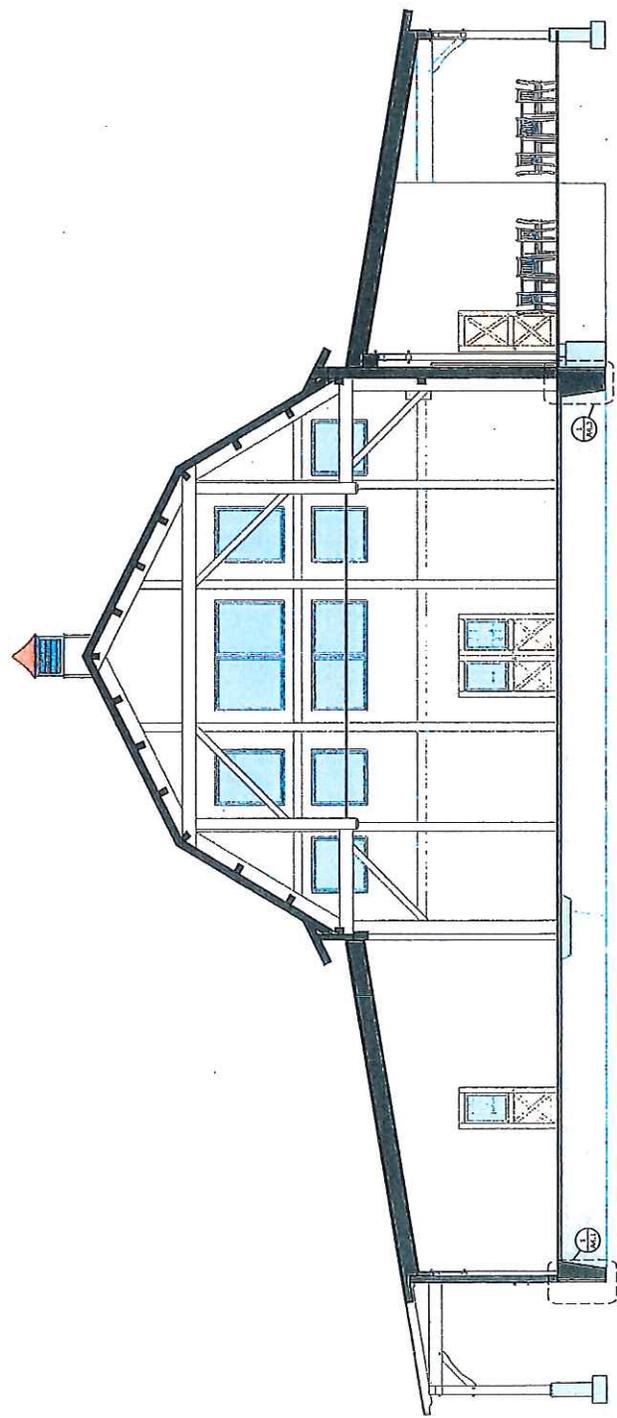


ISSUE
FOR REVIEW
PROJECT
EVENT BARN
PROJECT NO.
17030
DRAWN BY
P.S.C.

**HISTORIC ROSEMONT MAONR**  
 16 ROSEMONT MANOR LN.  
 BERRYVILLE, VA 22811

**QVC**  
*Building on Promises Kaps!*  
 QUARRY VIEW CONSTRUCTION, LLC  
 695 HARTMAN STATION RD.  
 LANCASTER, PA 17601  
 (717) 283 4870

**ENGEL ARCHITECTS**  
 1854 LINCOLN HIGHWAY EAST  
 LANCASTER, PA 17602  
 (717) 392-8021  
 PROJECT # \_\_\_\_\_ REV'D. BY \_\_\_\_\_



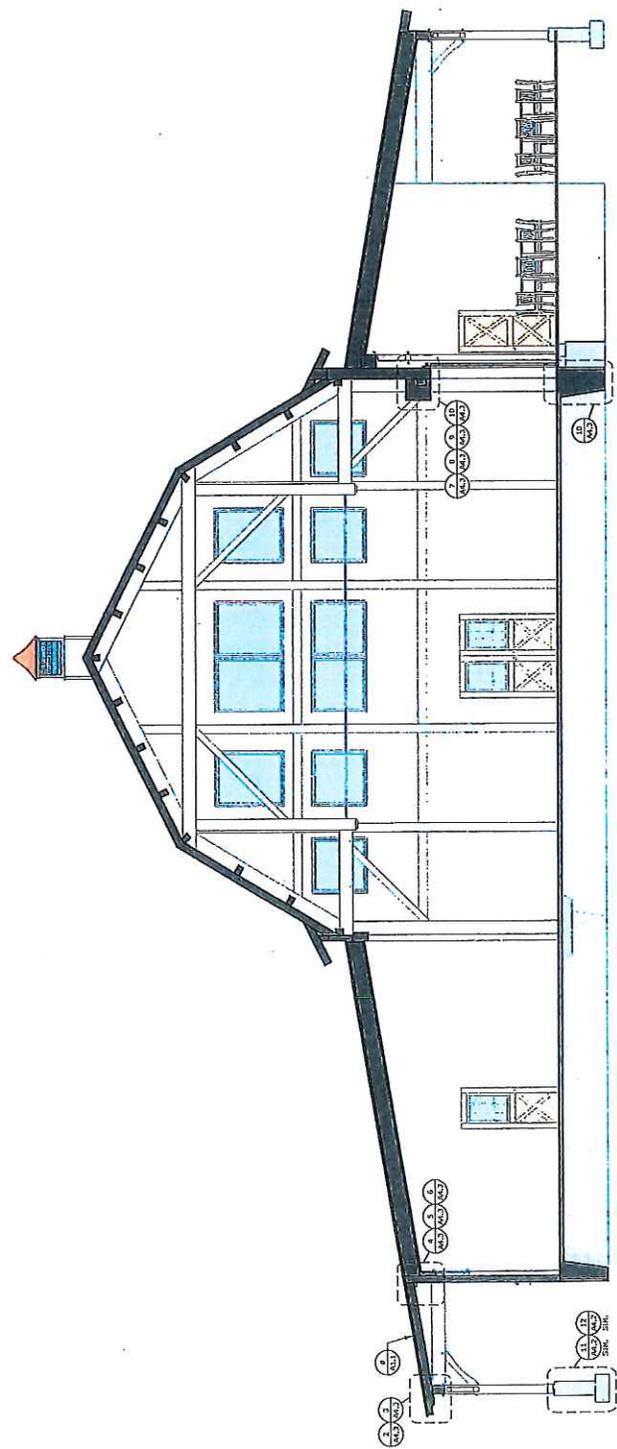
104

ISSUE
FOR REVIEW
PROJECT
EVENT BARN
PROJECT NO.
17030
DRAWN BY
P.S.C.

HISTORIC ROSEMONT MAONR  
 18 ROSEMONT MANOR LN.  
 BERRYVILLE, VA 22611

QUARRY VIEW CONSTRUCTION, LLC  
 Building on Premises Ksp1  
 695 HARTMAN STATION RD.  
 LANCASTER, PA 17601  
 (717) 283 4870

ENGEL ARCHITECTS  
 1854 LINCOLN HIGHWAY EAST  
 LANCASTER, PA 17602  
 (717) 392-8021  
 PROJECT # \_\_\_\_\_ REV'D BY \_\_\_\_\_

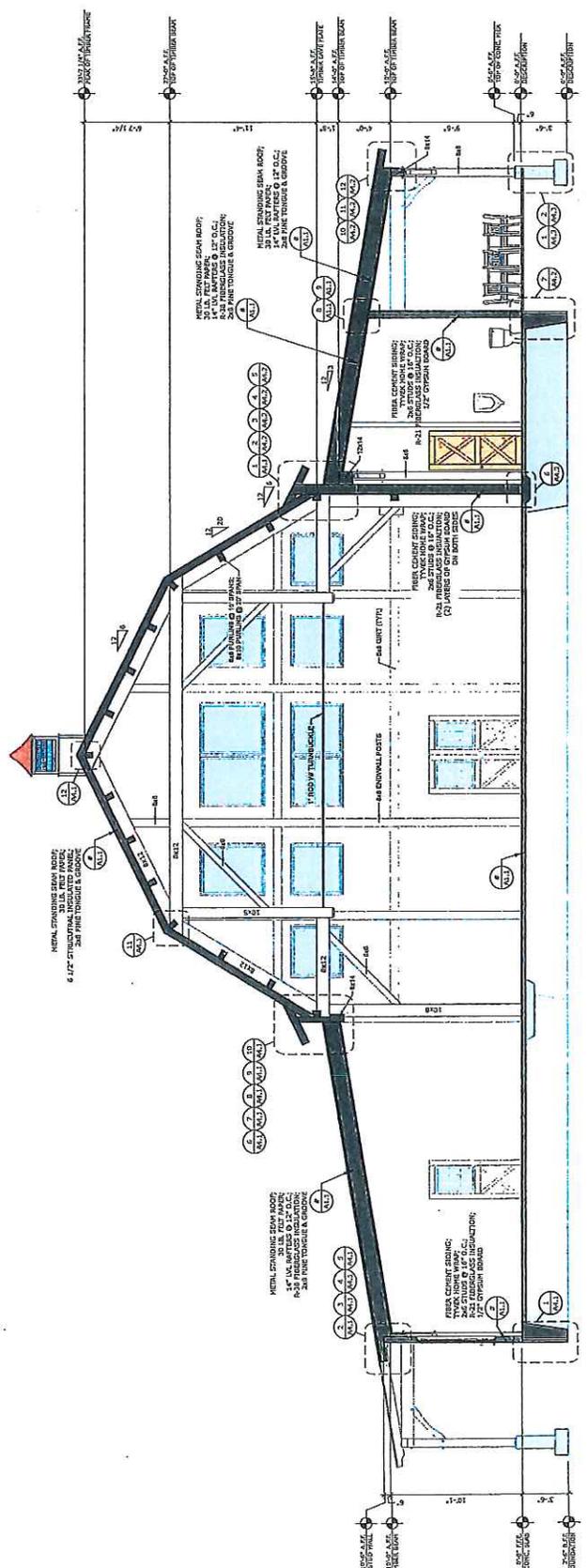


ISSUE
FOR REVIEW
PROJECT
EVENT BARN
PROJECT NO.
17030
DRAWN BY
P.S.C.

**HISTORIC ROSEMONT MAONR**  
 16 ROSEMONT MAONR LN.  
 BERRYVILLE, VA 22611

**QVC**  
*Building on Frontiers Again!*  
 QUARRY VIEW CONSTRUCTION, LLC  
 695 HARTMAN STATION RD.  
 LANCASTER, PA 17801  
 (717) 283 4870

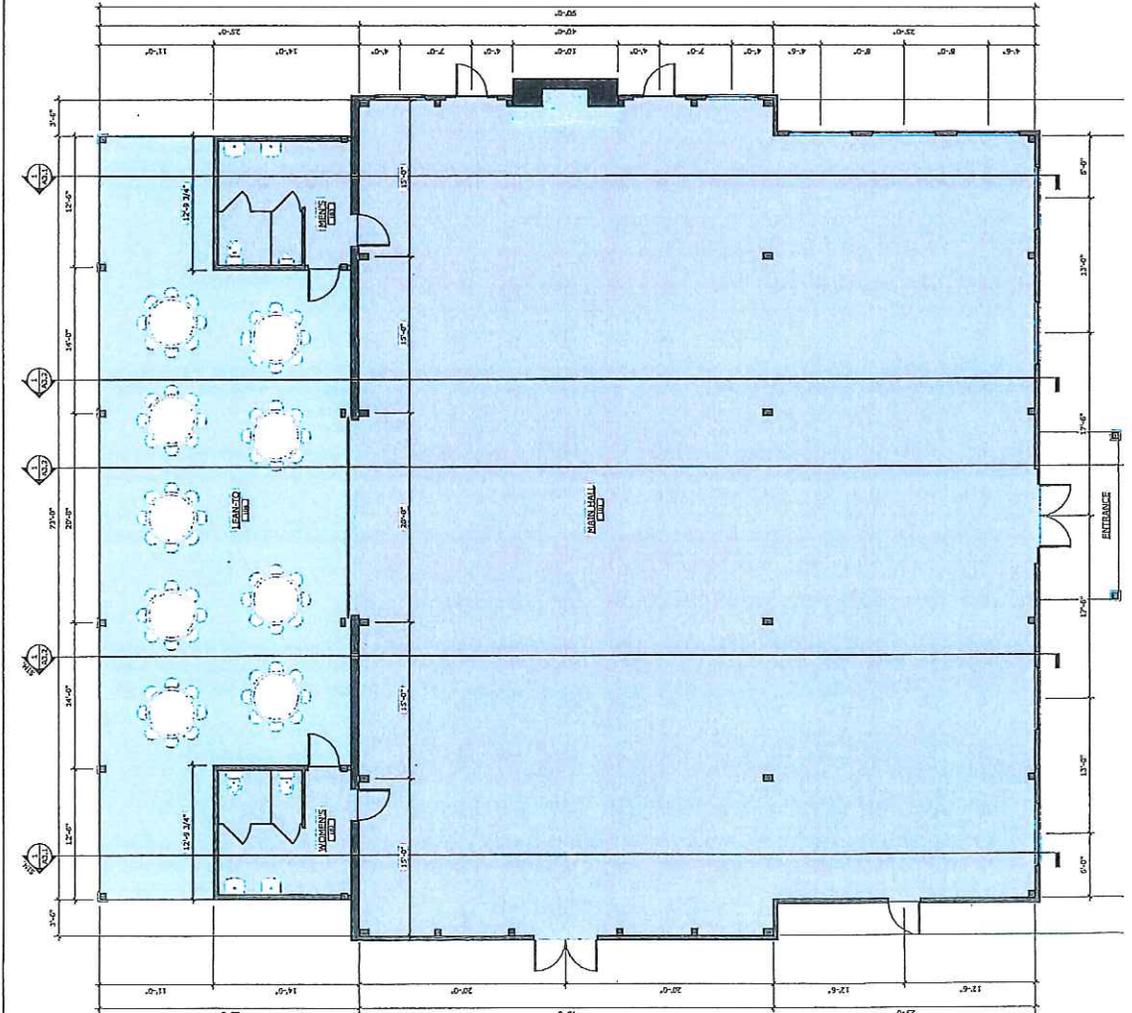
**ENGEL ARCHITECTS**  
 1854 LINCOLN HIGHWAY EAST  
 LANCASTER, PA 17602  
 (717) 392-8021  
 PROJECT # \_\_\_\_\_ REV. BY \_\_\_\_\_



ISSUE			
FOR REVIEW			
PROJECT	HISTORIC ROSEMONT MAONR		
EVENT BARRN	16 ROSEMONT MANOR LN. BERRYVILLE, VA 22814		
PROJECT NO.	17030		
DRAWN BY	P.S.C.		

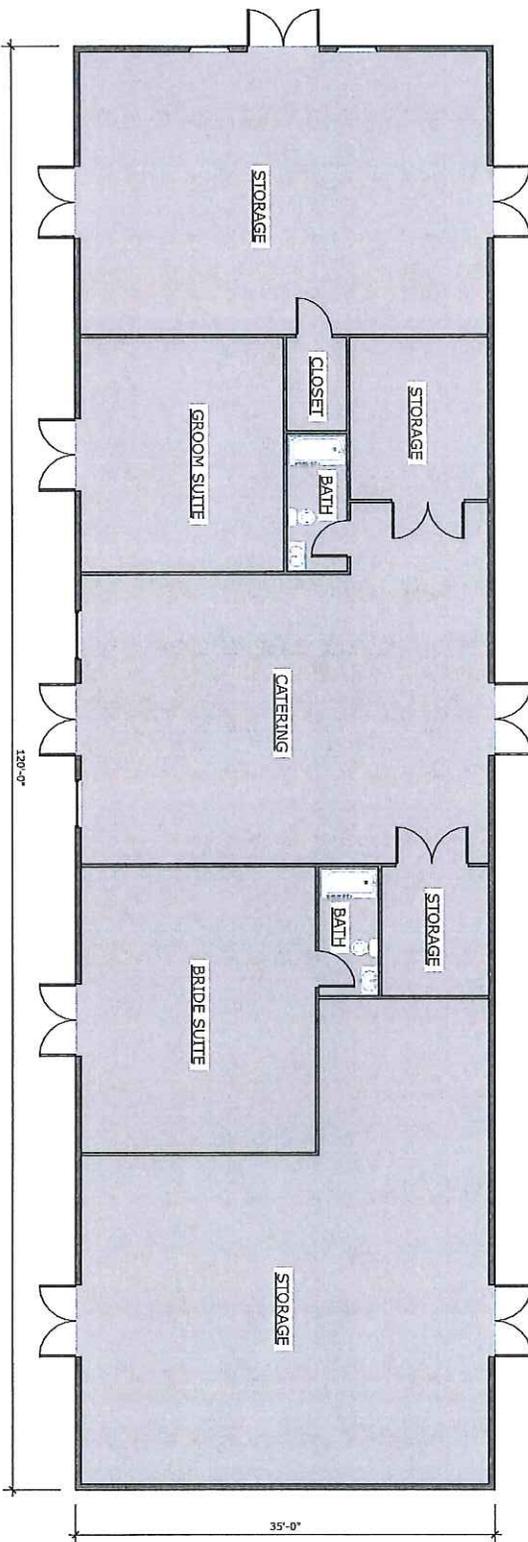
**QVC**  
*Building on Promises Kept*  
 QUARRY VIEW CONSTRUCTION, LLC  
 695 HARTMAN STATION RD.  
 LANCASTER, PA 17601  
 (717) 293 4870

**ENGEL ARCHITECTS**  
 1854 LINCOLN HIGHWAY EAST  
 LANCASTER, PA 17602  
 (717) 392-8021  
 PROJECT # \_\_\_\_\_  
 REVD. BY \_\_\_\_\_





**1** FLOOR PLAN  
SCALE: 1" = 10'



DATE	ISSUE
03/22/2018	FOR REVIEW

PROJECT  
ACCESSORY  
BUILDING

PROJECT NO.

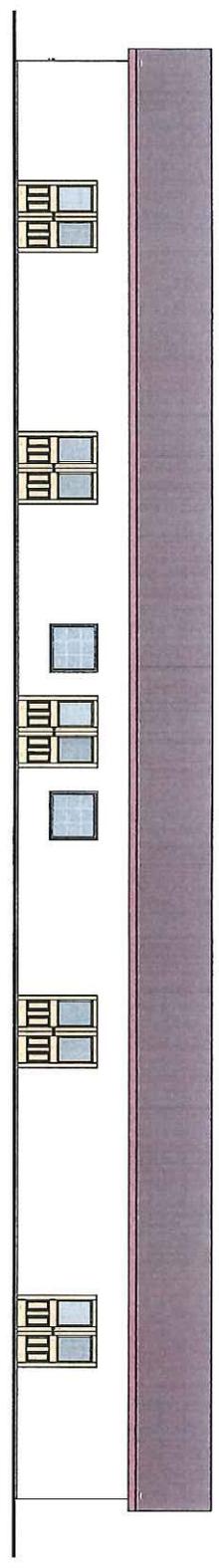
DRAWN BY  
P.S.C.

**HISTORIC ROSEMONT MANOR**  
16 ROSEMONT MANOR LN.  
BERRYVILLE, VA 22611

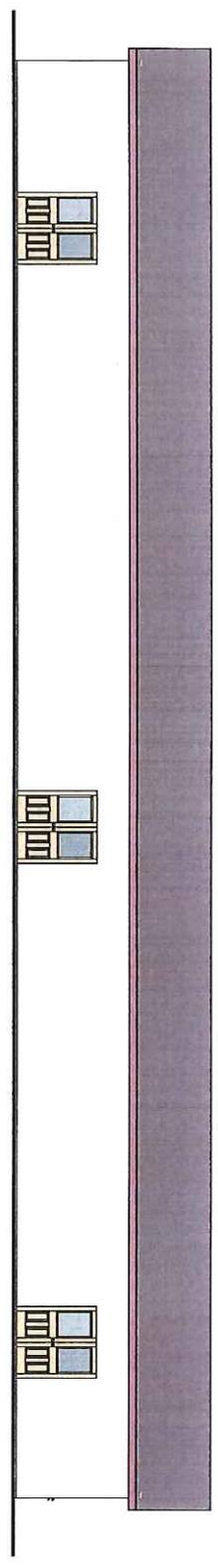
**QVC** QUARRY VIEW CONSTRUCTION, LLC  
*Building on Promises Kept*

695 HARMAN STATION RD.  
LANCASTER, PA 17601  
(717) 283 4870

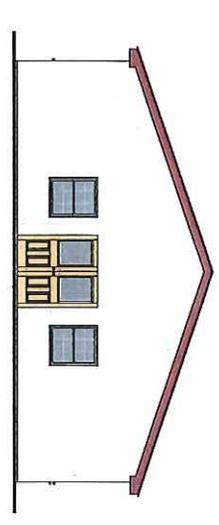
**1** FRONT ELEVATION  
SCALE: 1" = 10'



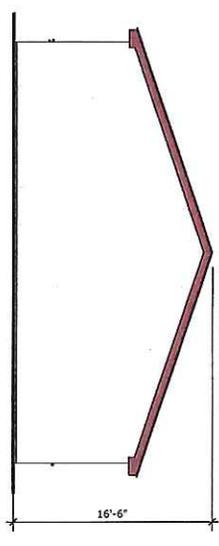
**2** REAR ELEVATION  
SCALE: 1" = 10'



**3** LEFT ELEVATION  
SCALE: 1" = 10'



**4** RIGHT ELEVATION  
SCALE: 1" = 10'



<b>A-2</b>	<b>DATE</b>	<b>ISSUE</b>	<b>PROJECT</b> ACCESSORY BUILDING  <b>PROJECT NO.</b>  <b>DRAWN BY</b> P.S.C.	<b>HISTORIC ROSEMONT MANOR</b> 16 ROSEMONT MANOR LN. BERRYVILLE, VA 22611	 <b>QUARRY VIEW CONSTRUCTION, LLC</b> <i>Building on Promises Kept</i>  695 HARMAN STATION RD. LANCASTER, PA 17601 (717) 283 4870
	03/22/2018	FOR REVIEW			

Section 601 Open Space Residential (OSR) District

**ARTICLE VI – ADDITIONAL DISTRICTS (2/90)**

**SECTION 600 - GENERAL PROVISIONS**

**600.1 APPLICATION**

The additional zoning districts described in Article VI shall apply to designated property within the Berryville Town Limits.

**600.2 INCONSISTENCIES BETWEEN ARTICLE VI AND THE REMAINING PARTS OF THIS ORDINANCE**

All other parts of the Berryville Zoning Ordinance which are inconsistent with the provisions of Article VI shall be invalid as they relate to any districts within Article VI.

**(4/92) SECTION 601 - OPEN SPACE RESIDENTIAL**

**601.1 PURPOSE AND INTENT**

The Open Space Residential (OSR) District is created to preserve and protect two sensitive areas in the Town of Berryville and within the precincts of the Berryville Area Plan: (1) existing residential properties and estates which have cultural and/or historical value, and (2) property with critical environmental features, including 100-year floodplains, sinkholes, slopes in excess of fifteen (15) percent, and rock outcrops. The maximum density of one residence per ten (10.0) net developable acres establishes this district as one with a low-density residential character. This district shall have the intent of preserving valued residences, promoting open space, and protecting existing vegetation and sensitive environmental areas within the district boundaries.

**601.2 PERMITTED USES**

- (a) Single family detached dwellings.
- (b) Accessory uses to include detached carports and garages, tool sheds, children's playhouses, swimming pools, doghouses and Temporary Family Health Care Structures as established in Section 323. **(11/10)**
- (c) Municipal utilities.

**601.3 SPECIAL PERMIT USES**

- (a) Commercial swimming pools, tennis courts, and golf courses.
- (b) Home occupations as defined in Section 315. **(12/93)**
- (c) Libraries, museums, and shrines.
- (d) Plant nurseries, with no sale of nursery products permitted on premises.
- (e) Private and public schools, parks, playgrounds, and related uses.
- (f) Public utility uses (sub-stations, pump stations, storage tanks, etc.) and related easements, except for municipal utilities.
- (g) Country inn. **(6/09)**

**601.4 MAXIMUM DENSITY**

- (a) One (1.0) dwelling unit per ten (10.0) net developable acres or one-tenth (0.1) unit per net acre.
- (b) A maximum floor area ratio of 0:10 shall apply to uses other than residential.

Section 601 Open Space Residential (OSR) District

**601.5 LOT SIZE REQUIREMENTS**

- (a) Minimum lot area: 10 acres
- (b) Minimum lot width: 300 feet
- (c) Minimum lot depth: 300 feet

**601.6 BULK REGULATIONS**

- (a) Maximum building height: 35 feet
- (b) All other structures: 35 feet
- (c) Minimum yard requirements
  - (1) Front yard: 50 feet **(7/04)**
  - (2) Side yard: 50 feet **(7/04)**
  - (3) Rear yard: 50 feet **(7/04)**

**601.7 ADDITIONAL REGULATIONS**

- (a) Refer to Article III for general regulations and other provisions which may supplement those cited herein.
- (b) Refer to Section 305 for off-street parking requirements.
- (c) Refer to specific Overlay Zoning Districts, where applicable.
- (d) Refer to Section 317 Karst Features for additional requirements **(7/04)**
- (e) The lot size, yard, and bulk requirements in effect at the time of subdivision plat approval prior to January 1, 2011 shall remain applicable to such subdivisions until July 1, 2017. The foregoing shall not be effective unless any unreleased performance bonds and agreements or other financial guarantees of completion of public improvements in or associated with the subdivision are continued in force. **(12/14)**

**BERRYVILLE PLANNING COMMISSION**

**MOTION FOR SITE PLAN RECOMMENDATION TO TOWN COUNCIL**

Date: March 27, 2018

Motion By:

Second By:

I move that the Planning Commission of the Town of Berryville recommend that Town Council approve the attached Site Plan with the following conditions:

- All Planning, Zoning, and Utility comments are satisfied; and
- All engineering comments are satisfied.

VOTE:

Aye:

Nay:

Absent:

Abstain:

ATTEST:

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Doug Shaffer, Chair

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**Genda Land Holding, LLC (John Lewis, Painter Lewis, PLC, Agent) is requesting an expansion of an approved Special Use Permit (SUP 02-09) for Rosemont Manor, identified as Tax Map Parcel number 14-A-10 zoned Open Space Residential (OSR), in order to expand the Country Inn use. SUP 01-18**

Public hearing notices were published in the Winchester Star on Tuesday, March 13 and Tuesday, March 20, 2018. Adjacent property notices were mailed on March 9, 2018. Two residents (one adjacent property owner) met with staff to discuss the proposal.

Section 503 of the Berryville Zoning Ordinance states that once a Special Use Permit is granted, it may not be “enlarged, extended, increased in intensity, or relocated unless authorized by the Council.” Mr. Genda’s proposal for two additional structures as part of the “country inn” use is enlarging the SUP and increasing its intensity by adding additional space for events. The definition of “country inn” in Article I of the Berryville Zoning Ordinance reads as follows:

***Country Inn** - An establishment offering for compensation to the public not more than 12 guestrooms for transitory lodging or sleeping accommodations of note more than 14 days of continuous occupancy. As accessory uses to a Country Inn, meal services and/or permanent places of public assembly may be provided. The Total maximum capacity of areas used for meal service and/or places of public assembly for special events shall be 500 people without additional permitting provided that areas to be used for this purpose, including food service and parking, are provided for on an approved site plan on the site on which the inn is located.*

This definition allows up to 500 in attendance for a special event. This requirement applies to each country inn use and will remain in place should the expansion be approved by Town Council.

The following items are included in this report:

- Letter dated June 11, 2009 approving a number of items and including Special Permit conditions for the original application (SUP 02-09);
- Aerial photograph identifying property OSR zoning after the 2017 rezoning approval; and
- Section 503 Special Use Permit of the Berryville Zoning Ordinance.

***February 27, 2018 Staff Report***

*In June of 2009, Mr. Genda, Owner of Rosemont Manor, requested the following actions which were approved by Town Council:*

- Rezoning 01-09 which added one acre to the Open Space Residential (OSR) to the parcel;
- Text Amendment TA 03-09 which established a definition for the "country inn" use in Article I of the Berryville Zoning Ordinance;
- Text Amendment TA 02-09 which enabled country inns to be a use by Special Permit in the OSR Zoning District of the Berryville Zoning Ordinance;
- Text Amendment TA 04-09 which modified signage allowances for commercial applications with an approved Special Use Permit in the OSR Zoning District; and
- Special Use Permit SUP 02-09 which allowed the operation of the country inn use on the site with conditions.

Conditions set by Town Council for the Special Use Permit are as follows:

1. All activities associated with the approved Special Use Permit shall be contained within the OSR Zoning District;
2. No outside/event related activities may occur between 11:00pm and 8:00am;
3. The removal of any mud or debris from vehicles existing the site shall be cleaned from the public right-of-way on West Main Street per regulations established in the Virginia Erosion and Sediment Control Handbook;
4. The parking area designated for special events shall not be paved;
5. No access shall be provided for the country inn use from Tyson Drive;
6. Final approval of the site entrance shall be approved by VDOT [this occurred, identifying the main entrance as ingress only with the egress from the western driveway on the property]; and
7. Any screening plants on the site at the time of approval may be removed only if necessitated by plant death or disease and replacement plant material shall be installed in a timely manner.

Section 503.1(c) requires that, once the Special Use Permit is granted by Town Council, the use may not be enlarged, extended, or increased in intensity or relocated unless authorized by Council. Please note that the country inn use is permitted only within the OSR Zoning District.

### **Country Inn Use**

The following definition was approved by Town Council in 2009:

Article I Definitions, Berryville Zoning Ordinance

**Country Inn** - An establishment offering for compensation to the public not more than 12 guestrooms for transitory lodging or sleeping accommodations of note more than 14 days of continuous occupancy. As accessory uses to a Country Inn, meal services and/or permanent places of public assembly may be provided. The Total maximum capacity of areas used for meal service and/or places of public assembly for special events shall be 500 people without additional permitting provided that areas to be used for this purpose, including food service and parking, are provided for on an approved site plan on the site on which the inn is located.

*The following items follow this report:*

- *Approval letter dated June 11, 2009 to Mr. Chip Schutte outlining approvals made and conditions set by Town Council relating to the Rosemont property;*
- *Site Plan identifying OSR rezoning from 2009;*
- *Section 503 Special Use Permit of the Berryville Zoning Ordinance;*

**Recommendation**

Discuss at the meeting. The site plan must run concurrently with this request in order for the expansion of the Special Use Permit to occur. Planning Commission may choose to continue the public hearing to the April 24, 2018 meeting. A motion follows this report should sufficient information be available at the public hearing.

Town of Berryville  
Berryville-Clarke County  
Government Center  
101 Chalmers Court Suite A  
Berryville, VA 22611



[T] 540/955-1099  
[F] 540/955-4524  
[E] info@berryvilleva.gov

www.berryvilleva.gov

June 11, 2009

Mr. Chip Schutte  
Post Office Box 324  
Millwood, Virginia 22646

Dear Chip:

The Berryville Town Council, at their June 9, 2009 meeting, voted to approve the following requests:

**The Planning Commission of the Town of Berryville will hold a rezoning public hearing regarding the Rosemont property, Tax Map Parcel 14-A-10, zoned Detached Residential-2 (DR-2) and Open Space Residential (OSR), to clarify and establish the boundaries of the ten (10) acre portion of the property zoned OSR. RZ 01-09**

**Charles (Chip) Schutte, Agent, is requesting sponsorship of a text amendment to the Town of Berryville Zoning Ordinance in Article VI, establishing Section 601.3(g) allowing "country inn" as a use by Special Permit in the Open Space Residential (OSR) Zoning District. TA 02-09**

**Charles (Chip) Schutte, Agent, is requesting sponsorship of a text amendment to the Town of Berryville Zoning Ordinance in Article I, Section 102, establishing a definition for "country inn". TA 03-09**

**Charles (Chip) Schutte, Agent, is requesting sponsorship of a text amendment to the Town of Berryville Zoning Ordinance in Article III, establishing Section 307.3(g) defining signage allowances for commercial uses under an approved Special Use Permit in the Open Space Residential (OSR) zoning district. TA 04-09**

**Charles (Chip) Schutte, Agent, is requesting approval of a Special Use Permit in order to operate a Country Inn on the Rosemont parcel located at 16 Rosemont Manor Lane, identified as Tax Map Parcel number 14-A-10 on the portion zoned Open Space Residential (OSR). SUP 02-09**

*(continued)*

Wilson Kirby  
Mayor

Harry Lee Arnold, Jr.  
Recorder

*Council Members*

Lawrence Russell, III  
Ward 1

H. Allen Kitzelman, III  
Ward 2

Mary L. Daniel  
Ward 3

Gail Smith  
Ward 4

Keith R. Dalton  
Town Manager

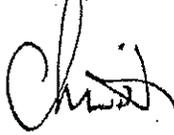
The Special Use Permit was approved with the following conditions:

1. All activities associated with the approved Special Use Permit shall be contained within the Open Space Residential (OSR) zoning district;
2. No outside/event related activities may occur between the hours of 11:00pm and 8:00am;
3. The removal of any mud or debris from vehicles exiting the parcel shall be cleaned from the public right-of-way on West Main Street per regulations established in the *Virginia Erosion and Sediment Control Handbook*;
4. The parking area designated for special events shall not be paved;
5. There shall be no access provided for the Special Permit use from Tyson Drive;
6. Final approval contingent upon Virginia Department of Transportation approval of the site entrance (letter attached); and
7. Any screening plants in place on the site at the time of this approval shall only be removed if necessitated by plant death or disease. Replacement of screening plant material shall be planted to replace those removed in a timely manner.

Per Section 503.3 of the Town of Berryville Zoning Ordinance, any authorized activities approved with the Special Use Permit shall be established within two years of the approval date.

If I can be of further assistance, please contact me at [planner@berryvilleva.gov](mailto:planner@berryvilleva.gov) or 955-4081.

Sincerely,

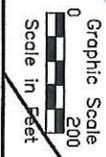
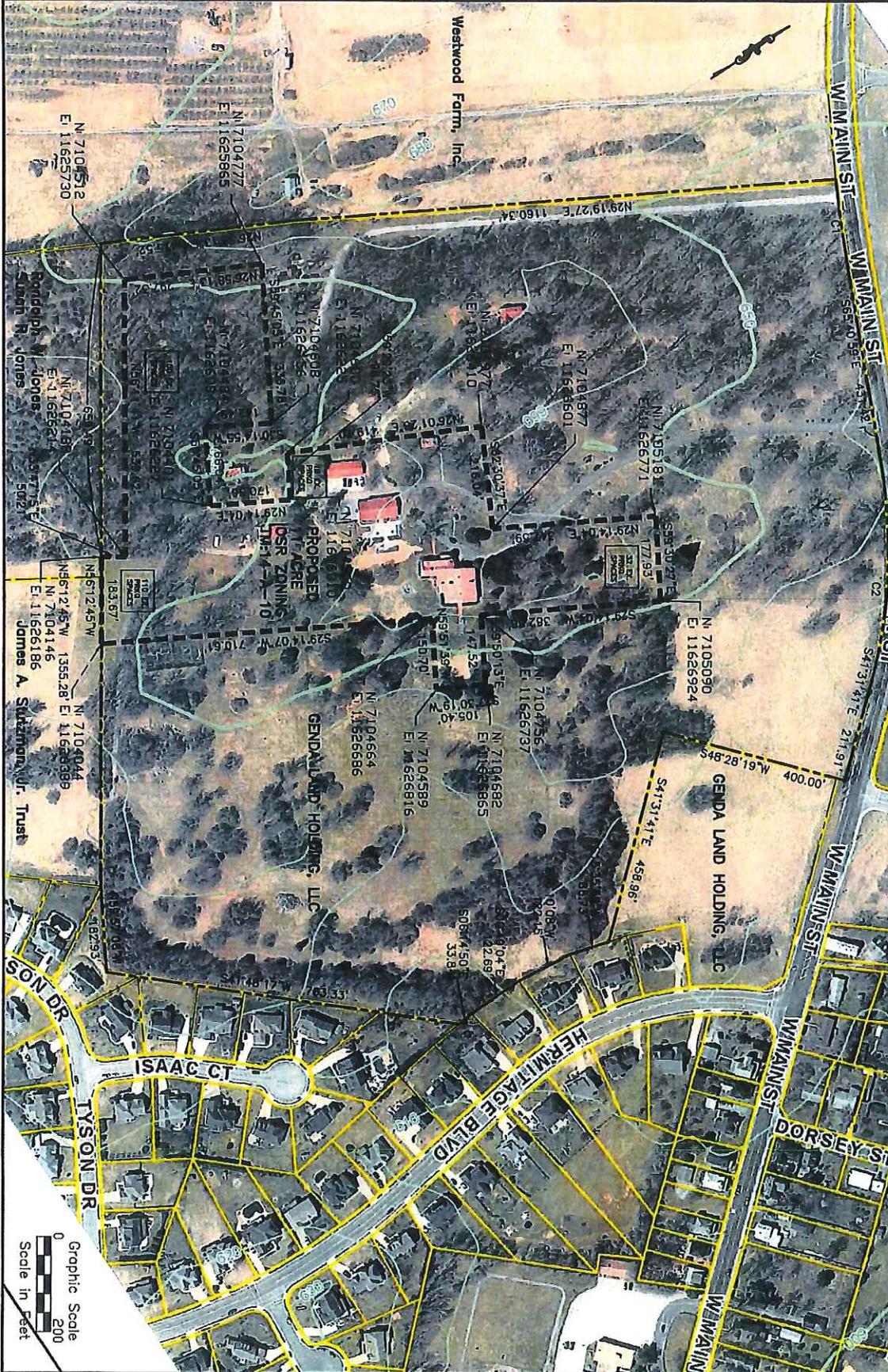


Christy Dunkle  
Assistant Town Manager

Cc: Wilson Kirby, Mayor  
Harold Rohde, Chair, Berryville Planning Commission  
Keith Dalton, Town Manager  
Bobby Boyce, VDOT  
William Genda (via e-mail)  
Sue and Randy Jones

Enc./1

CURVE	ARC	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	171.22°	03°24.01'	2885.00'	85.64'	N63°58'53"W	1711.19'
C2	470.00'	24°09'18"	1114.84'	238.54'	S53°35'20"E	486.52'



SURVEY: N/A  
 DRAWN BY: JOE NO.: 1702006  
 SCALE: P-L  
 DATE: 02/10/17  
 SHEET: 1/1



**PAINTER-LEWIS, P.L.C.**  
 817 Cedar Creek Grade, Suite 120  
 Winchester, Virginia 22601  
 Telephone (540)662-5792  
 Facsimile (540)662-5793  
 Email office@painterlewis.com

PROJECT:  
**ROSEMONT MANOR**  
**OPEN SPACE RESIDENTIAL OVERLAY**  
**TM# 14-A-10**  
**TOWN OF BERRYVILLE, VIRGINIA**

**Section 502 – Certificate of Occupancy**

- 502.2** Prior to the issuance of a Certificate of Occupancy for a new structure, the Zoning Administrator will verify that all property corners have been set with permanent markers by a land surveyor licensed under the laws of the Commonwealth of Virginia. **(11/00)**
- 502.3** In addition to any other requirements for the issuance of a Certificate of Occupancy, a Certificate of Occupancy for a structure will not be issued unless (1) the structure is served by public water and sewer, (2) required curb and gutter and sidewalks are in place on the lot on which the structure is located and in place between said lot and an existing publicly maintained street, (3) a functional fire hydrant is located within three hundred (300) feet of the lot on which the structure is located, and (4) the lot on which the structure is located fronts on an existing publicly maintained street or street meeting Town requirements for a publicly maintained street. **(8/01)**
- 502.4** In addition to any other requirements for the issuance of a Certificate of Occupancy, after issuance of certificates of occupancy for structures on eighty percent (80%) of the lots in a section of a subdivision, a Certificate of Occupancy for a structure in the section will not be issued unless all public improvements in the section have been completed to Town requirements and all streets have been accepted for maintenance by the Virginia Department of Transportation (VDOT), or a complete application for acceptance thereof has been filed with VDOT. **(8/01)**
- 502.5** Upon written application, delayed installation of public improvements described in 502.3 and 502.4 may be considered by the Zoning Administrator. Approval of the application shall only be granted by the Zoning Administrator after consultation with the respective departments or agencies charged with the inspection, acceptance, and maintenance of the improvements, and only upon a further finding that the delayed installation will not be detrimental to the safety and welfare of the residents in the subdivision and the public. A written request for such delayed installation shall set forth the specific improvements sought to be delayed, the justification for the delay, and a committed date for completion of the improvements. A fifty-dollar (\$50.00) fee shall be paid with the request. If the Zoning Administrator approves the application for delayed installation of public improvements, the approval shall be subject to the applicant executing an agreement to hold harmless the town for any loss or liability occasioned by the lack of the improvements delayed. **(8/01)**

**SECTION 503 - SPECIAL USE PERMIT**

**503.1 PROVISIONS FOR SPECIAL USE PERMITS**

- (a) In consideration of an application filed with the Zoning Administrator, the Council may, after a public hearing, authorize the establishment of those uses that are expressly listed as Special Permit uses in a particular zoning district.
- (b) In addition to all applicable conditions and requirements of this Ordinance, the Council may impose any conditions deemed appropriate in the public interest to secure compliance with the provisions of this Ordinance.
- (c) Once a Special Use Permit is granted, the use shall not be enlarged, extended, increased in intensity or relocated unless authorized by the Council.

**Section 503 – Special Use Permit**

- (d) Whenever a Special Use Permit is granted 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. (4/08)
- (e) Should the owner or operator of the use covered by the Special Permit fail to observe all requirements of law with respect to the maintenance and conduct of the use and all permit conditions, the Council may, after due notice to permit holder and a public hearing, revoke the Special Use Permit.

**503.2 APPLICATIONS**

An application for a Special Use Permit may be submitted by the property owner of record, tenant, or contractor owner.

**503.3 APPLICATION REQUIREMENTS**

Applications for Special Use Permits shall be accompanied by seven (7) copies of the following items:

- (a) Letter of request, signed by property owner and applicant, outlining complete details of special use desired.
- (b) Site development plan.
- (c) Floor plan, front, side, and rear elevations of proposed new buildings.
- (d) Certified house location plat.
- (e) Information deemed necessary by the Zoning Administrator.
- (f) Applicable filing fee.

**503.4 APPLICATION PROCEDURE**

- (a) Application submitted to Zoning Administrator, which shall be referred to the Planning Commission for recommendation, and a public hearing shall be scheduled by the Town Council.
- (b) Review by the Planning Commission (public hearing if desired) and recommendation to Town Council.
- (c) Public hearing by Town Council.
- (d) Town Council action (In acting upon the application, the Town Council shall consider the following, among other relevant factors):
  - 1. The health, safety, and welfare of the general public.
  - 2. Physical and visual impact on adjoining and abutting properties.
  - 3. Adequate utilities, drainage, parking, and other necessary facilities to serve the proposed use.
  - 4. Compliance with the adopted master plan.
  - 5. Environmental compatibility.
  - 6. Community sentiment.
- (e) Applicant to be notified by Zoning Administrator of Town Council action.

**BERRYVILLE PLANNING COMMISSION**

**MOTION FOR SPECIAL USE PERMIT EXPANSION RECOMMENDATION  
TO TOWN COUNCIL**

Date: March 27, 2018

Motion By:

Second By:

I move that the Planning Commission of the Town of Berryville recommend that Town Council approve the expansion of an existing Special Use Permit (SUP 02-09; SUP 01-18) in order to allow additional structures and increase the event space for the country inn use at Rosemont Manor identified as Tax Map Parcel number 14-A-10 on that portion of the property located in the Open Space Residential zoning district.

VOTE:

Aye:

Nay:

Absent:

Abstain:

ATTEST:

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Doug Shaffer, Chair

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**Town Council**

Town Council held a meeting on Tuesday, March 13, 2018. Meeting minutes and agendas for Town Council meetings and for committee meetings are available on the Town's web site [www.berryvilleva.gov](http://www.berryvilleva.gov).

**Berryville Area Development Authority**

The BADA did not hold a meeting in February. Their next meeting, scheduled for Wednesday, March 28, 2018, has been cancelled due to a lack of agenda items.

**Architectural Review Board**

The Architectural Review Board held a meeting on Wednesday, March 7, 2018 and reviewed the following items:

**Sign Review**

**Jose Alvarado (Owner, Los Wingeetz) is requesting a Certificate of Appropriateness for a portable freestanding sign, lighting, and outdoor seating for his restaurant located at 24 West Main Street, identified as Tax Map Parcel number 14A2-((A))-58, zoned C General Commercial. *Approved as presented.***

**Architectural Review**

**The Bank of Clarke County (John Hudson, Agent) is requesting a Certificate of Appropriateness for additional awnings to match a previously approved installation at the property located at 2 East Main Street, identified as Tax Map Parcel number 14A2-((A))-70, zoned C General Commercial. *Approved as presented.***

**Sign Review**

**Timothy Johnson (Owner, The Law Offices of Timothy R. Johnson, PLC) is requesting a Certificate of Appropriateness for a projecting sign at his business located at 20-B East Main Street, identified as Tax Map Parcel number 14A2-((A))-72, zoned C General Commercial. *Approved as presented.***

**Sign Review**

**Pamela Hummel (Owner, Pins & Needles Fiber Art) is requesting a Certificate of Appropriateness for a projecting sign at her business located at 23 East Main Street, identified as Tax Map Parcel number 14A5-((A))-77, zoned C General Commercial. *Approved as presented.***

Their next meeting is scheduled for Wednesday, April 4, 2018 at 7:00pm.

**Board of Zoning Appeals**

The Board of Zoning Appeals has not held a meeting since the last Planning Commission meeting.