

On September 20th, 2012, Front Royal Limited Partnership (FRLP) notified the Town of Front Royal and Warren County of its intent to pursue a citizen-initiated boundary adjustment into the Town of Front Royal of approximately 604 acres of property it owns in Warren County.

## Town-County

# FRLP moves to bring 604 acres into town limits

## *Long dormant development project simmering back to life*



**FRLP principal David Vazzana during September 2009 town council work session discussion of zoning of 150 acres of FRLP property already inside the town limits. He'd like 604 acres on nearby county land brought into the town limits now.**

By Roger Bianchini  
Warren County Report

In an Oct. 2 e-mail exchange David Vazzana, principal of Front Royal Limited Partnership (FRLP), confirmed he has filed a citizen-initiated annexation request to state authorities. Other than confirming the filing involving moving 604 acres from Warren County into The Town of Front Royal; and saying he had presented his plan to both town and county officials prior to its being filed, Vazzana declined further comment at this point in the process.

The request involves 604 acres of vacant Agriculturally-zoned land off Mary's Shady Lane. The land has been discussed for future residential or mixed development since about 2004 when a town-driven development study called a charette was conducted for the areas surrounding Happy Creek Road to both the north and south. FRLP owns around 750 acres of land south of Happy Creek Road. Vazzana has already gotten zoning approval to develop 150 acres of that land already lying within the town limits.

As a reference point, the involved land comprised much, if not all, of the former Centex development proposal for between 1862 and 2400 residential units that created much of the impetus for the above referenced Charette study. That study led to some downzoning by the town in an effort to restrict the amount of development that could occur on its side of the charette study area. Much of the town concern on large-scale development revolved around in-

sufficient existing roads to carry the amount of additional traffic the then proposed development would generate.

In an attempt to ease those concerns Vazzana had negotiated proffers including construction of an east-west connector road between Shenandoah Shores Road and the Eighth Street area feeding into Commerce Avenue.

### FRLP speaks

If Vazzana is reluctant to risk alienating any involved municipality by speaking too much about his proposal, FRLP's website – [www.frontroyalplan.com](http://www.frontroyalplan.com) – has summarized what has and will happen regarding the annexation application and given a timeframe on moving forward:

On September 20th, 2012, Front Royal Limited Partnership (FRLP) notified the Town of Front Royal and Warren County of its intent to pursue a citizen-initiated boundary adjustment into the Town of Front Royal of approximately 604 acres of



**This aerial photo includes FRLP land in and out of town, north of Happy Creek Road along Mary's Shady Lane.**

property it owns in Warren County. The boundary adjustment process itself could take several years and be followed by the site planning and approval process – which will take an additional 2-4 years – and which will also include numerous public hearings.

As a first step the Commission on Local Government (CLG), a state agency, is required by law to review all boundary change petitions and issue a report to the court for its consideration. As such, on September 27th, 2012 the CLG tentatively scheduled its mandatory site visit and public hearings for March 21-23 of 2013. All parties of interest and local citizens will have an opportunity to comment on the proposed boundary change at those public hearings. FRLP anticipates that the CLG review will last anywhere from 8 to 18 months.

Once the CLG has conducted its public hearings and issued its report the proposed boundary line change would then be required to go to a special 3-judge court for an additional review. The special court will either

terests.

FRLP, a family owned partnership, will post updates on its website [www.frontroyalplan.com](http://www.frontroyalplan.com) to you and your families, as information becomes available about upcoming community meetings, public hearings, and meeting dates, times, and locations.

### Win-win?

Crucial to the FRLP annexation request is how the town and county governments will react to it. The Warren County Board of Supervisors publicly discussed the matter for the first time at an Oct. 2 work session following their regular meeting. County Attorney Blair Mitchell told the supervisors the application is 200 pages long. He said a similar request is now going on in Clarksburg and Mecklenburg County.

Mitchell noted the current request does not involve rezoning, but that rezoning and proffer negotiations will eventually become a part of the process, were the annexation approved.

Responding to a question, County Planning Director Taryn Logan said while the involved FRLP land wasn't part of the town-county designation of Urban Development Areas in the past year, it was adjacent to much of the land that was UDA designated. UDAs were a state initiative designed to funnel future development adjacent to existing development and municipal utilities, particularly central water and sewer.

"To me, this is a win-win for the town and county," Shenandoah Dis-

determine, A) that the proposed line adjustment is not 'necessary and expedient' as required by law, or B) that the proposed line adjustment is 'necessary and expedient' as required by law, in which case it would then enter an order granting the proposed line adjustment.

Once the special court enters an order approving the boundary change action the Town could then decide to proceed with the proposed boundary line adjustment. Alternatively, the Town could also choose not to proceed with the proposed boundary change if it believes the terms and conditions of the annexation order (if any) are not in the Town's best in-

## Local Couple Honored with Personal Achievement Award

Front Royal, Va. (Oct. 10, 2012) – Aire Serv recognized Ray and Tina Bramble, owners of the Aire Serv of Bull Run franchise, with a Personal Achievement award during the company's 2012 annual conference in Dallas. Established in 1992, Aire Serv is a global franchise organization providing installation, maintenance and repair of heating, ventilation, air conditioning and indoor air quality systems.

"Ray and Tina are deserving of this award because they set a high standard for their business and are an excellent example to our other franchise owners," said Doyle James, president of Aire Serv LLC. "It's through their hard work and goal of exceeding their customer expectations that has enabled them create new job opportunities and grow their business, even in a tough economy."

The Personal Achievement award acknowledges outstanding achievement in sales, man-power growth and personal growth since 2011.

"It is rewarding and humbling to receive this award," said Ray Bramble. "We could not have received this award without the dedication of our employees and the quality service they provide on a daily basis."

(From a release)

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# Town-County

“To me, this is a win-win for the town and county.” – Shenandoah District Supervisor Richard Traczyk on citizen-initiated boundary adjustment

istrict Supervisor Richard Traczyk observed. Traczyk commented that Vazzana’s contention the county will not lose real estate or personal property tax revenues, appeared accurate. “What are the negatives for us?” Traczyk asked.

Perhaps ironically considering the ongoing discussion about how the county should compensate the town for its lost 522 Corridor meals tax PILOT fee revenues, County Administrator Doug Stanley replied there was the potential of lost meals tax revenue to the county. Stanley also said the potential of lost proffers for

impacts on county services such as public schools during rezoning negotiations was another potential negative.

However regarding the latter, the county and town have a working agreement to include proffer request for each other on anticipated impacts on the other municipality’s services. Mitchell said language regarding desired proffers and development methods could be included in a final annexation agreement if all three involved parties – FRLP, Front Royal and Warren County – agreed to the requested annexation. Such proffers

could include phased-in development, proffers across town-county limits and revenue sharing.

Mitchell summarized benefits to the town as including \$500,000 in real estate taxes and as much as \$20-million in water-sewer tap fees it would not get if the developer built its own utility system or the county approved well and septic for the anticipated development.

Responding to Board Chairman Archie Fox’s question about input from the county planning commission, Mitchell noted that at this point “it is more a legal-driven process than a planning process.”

Mitchell noted that if all parties agreed to the request, a three-judge

panel similar to the one that approved the 1998 Corridor Agreement would essentially rubber stamp the request. The importance of the town and county communicating their relative perspectives to each other prior to any response to the state was noted by the county administrator.

“If the town is opposed and wants us to join them in opposing it, everything is different,” Stanley said.

Were the town and county to oppose the annexation request, the next step would be for FRLP to file a lawsuit. Should the annexation request take that hostile course, Mitchell said such a lawsuit filing by FRLP would likely come in June 2013.

Initial responses from the town

and county are expected between 30 days and Dec. 20, county staff said.

“We need an opinion for our justification to support this,” Fox concluded.

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## Front Royal Rotary acknowledges member’s special efforts



At its meeting on September 21st, The Rotary Club of Front Royal recognized J. Daniel Pond III and Douglas P. Stanley for becoming Benefactors of Rotary Foundation. Benefactors are individuals who have made the Foundation’s Permanent Fund a beneficiary in your estate plans or by donating \$1,000 or more to the foundation outright. Benefactors receive a custom certificate and insignia to wear with a Rotary or Paul Harris Fellow pin.

The Permanent Fund is the Rotary Foundation’s endowment that enables individuals to combine their gifts into a significant force to address the world’s greatest needs for generations to come. The initial target of US \$200 million for the Permanent Fund was met in 2005, six years ahead of schedule. The next target is \$1 billion by 2025. In a Rotary year, about \$8 million from the Permanent Fund is made available to support Foundation programs.

At its meeting on September 28th, the Club presented 7 members its Triple Crown award which recognizes members that have been recognized as Paul Harris Fellows, Sustainers and Benefactors. Those recognized included Mark Bower, Kelley Miller, Ron Napier, Daniel Pond, Beth Reavis, Joseph Silek and Doug Stanley. They joined Eric Adamson, Roy Boyles, Mark Jordon and David Moreman who had previously been recognized by the Club in July.

*(From a release)*

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