

# Town-County

“I would support an extension if it will help us resolve this without litigation – let’s do it.” – Councilman Daryl Funk

## Trudging toward a decision on FRLP boundary adjustment *Is slow pace on one related to potential litigation on another boundary?*



**Council and staff, above, and FRLP team, from left Joe Silek Jr., David Vazzana and Bill Barnett, continue 9 months of discussion to find common ground on Vazzana’s annexation request at June 17 work session.**

By Roger Bianchini  
Warren County Report

At a June 21 work session the Front Royal Town Council met with Front Royal Limited Partnership (FRLP) principal David Vazzana and members of his planning and legal team to discuss the status of Vazzana’s citizen-initiated annexation filing with the state.

On Sept. 20, 2012, Vazzana notified the town and county of his intention to file the annexation request on 604 acres to the state

Commission on Local Government (CLG). He filed his annexation request to bring the land into the town limits later that week.

Nine months later that status is – let’s get another extension of pending deadlines for action in order to talk some more about details of bringing the area adjacent to existing town central-utility supplied residential development into the town limits (where logic might indicate it belongs).

The extension agreed upon was 60 days, though FRLP attorney Joe Silek Jr. said 30 days was pref-

erable to FRLP. The council consensus on the longer extension was to facilitate further planning



commission review.

“It doesn’t need to go back to the planning commission – there’s nothing for them to see,” Silek said in response to the 60-day suggestion.

Town Planning Director Jeremy

Camp agreed.

“I don’t think it needs to go back to the planning commission unless something new pops up,” Camp said.

Gene Tewalt seemed to express a council consensus at the outset

**More people begin and end their day with us**

**540-667-2224**

**Don't wait to list - housing inventory is low. It is a great time to sell!**

*Across from Bowling Green Golf Course*

**Price Reduced!**  
**\$309,900**

Make this home your own with a little updating. 2300+ finished square feet with spacious room sizes. 4 bedrooms, 2.5 baths. Master bedroom with master bathroom. 2 car, attached garage. Separate workshop suitable for hobbies or the serious craftsman! Sunroom, patio and rear deck for those who love to relax outdoors. Fireplace has been inspected and cleaned. New roof!

**RE/MAX**  
**Sheila Pack**  
**540-247-1438 Cell**  
RE/MAX Team Realty, 440 W. Jubal Early Drive, #200  
Winchester, VA 22601 • 540-667-2400 Office  
Each Office Independently Owned And Operated  
[www.sheilapack.net](http://www.sheilapack.net)  
Search like the Realtors do!

**Find us at [www.frederickcounty.com](http://www.frederickcounty.com) keyword "realtor"**

... within two days (June 17-18) both the town and county went behind closed doors to discuss "specific legal matters ... specifically, Annexation" in the town's case; and "probably litigation" ... such matter being the Route 340/522 North Corridor" in the county's.

# Town-County

of the work session, "I want it to be ironclad that the town is not being bound to something in the future."

As for extending the timeframe for a town decision on the request, Councilman Daryl Funk said, "I would support an extension if it will help us resolve this without litigation - let's do it."

Councilman Bret Hrbek said he thought it was to the town's advantage to bring the property, long earmarked for development, into the town limits.

"Let's bring the property into town and then invite the county to the table," Hrbek said. He added that his primary concern was that the developer be legally committed to build an east-west connector road in development plans dating back to Centex's efforts to develop the land around 2006-07.

Hrbek's positive perspective

echoed Shenandoah District Supervisor Richard Traczyk's comment from over nine months earlier - "To me, this is a win-win for the town and county," Traczyk said at an Oct. 2, 2012 supervisor's work session.

But you know how it is - always easier said than done with these guys.

### Speaking of litigation

County Attorney Blair Mitchell told the supervisors on Oct. 2, 2012, that if the three involved parties reached no positive consensus, a lawsuit by FRLP to facilitate the annexation request would likely come in June 2013.

Now it seems such a lawsuit leading to a state ruling on the annexation request won't be filed before mid-August 2013. - And then only if you were prone to believe our elected officials on both

sides of the town-county line can't agree on something they all seem to agree is in the best interests of both the town and county.

Speaking of possible litigation, within two days (June 17-18) both the town and county went behind closed doors to discuss "specific legal matters ... specifically, Annexation," in the town's case; and "probably litigation" and "the litigating position of the public body; such matter being

the Route 340/522 North Corridor," in the county's.

### Paranoia strikes deep

On June 17, there was council concern that the developer was

in separate discussions with the county over proffers to cover impacts on county services of what is now planned for development of 818 residential units with some commercial and park components, as well as transpor-



**485 South St.  
540-636-3400**  
[www.goldsgym.com/frontroyalva](http://www.goldsgym.com/frontroyalva)



**Advanced Driving Instruction**  
Driver Improvement Clinic - Licensed by DMV  
"Better Driving Through Better Training"

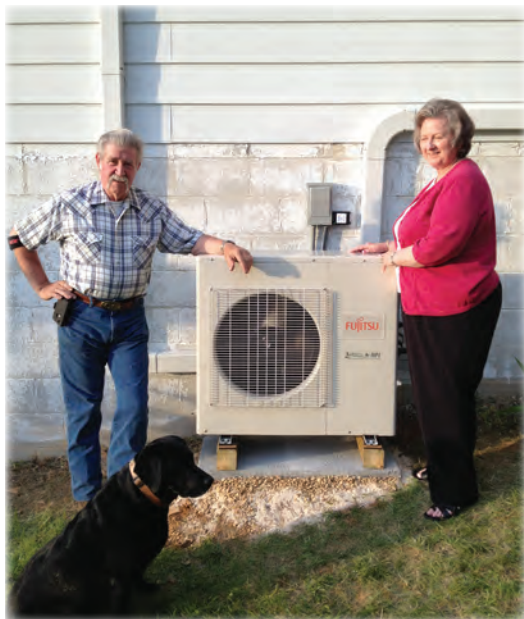
- DMV/Court Ordered
- Volunteer (earn points)
- Insurance Rate Reduction
- Work
- New Drivers

**Next Available Date!!  
Saturday July 20th**

Cost of the 8 hr class is \$65<sup>00</sup>  
From 8am - 5pm at the Holiday Inn next to Houlihans  
Call 24/7 • (540)665-8617 • Craig Strickler, Owner/Instructor

# What is unique about Aire Serv?

## Happy Customers!



"After learning about Aire-Serv of Bull Run from a friend, I decided to see what they could offer to install A/C in our 70's house. Dana came to our home, sat down and explained in detail the Fujitsu system and what was needed to provide what we wanted. The technicians arrived right on time. They were polite, professional and efficient young men. Shoe covers were worn while working inside and drop cloths used to protect the floors. The entire system was installed in one day and was operational before they left. Use of the remote controls were explained in detail. I would recommend anyone contemplating an A/C - heating system to give Aire-Serv a call. You won't be sorry!"

- Allen and Judy Boyd



[www.AireServ.com](http://www.AireServ.com)

**Call Today!**  
And be a part of our growing, happy customer family.  
**540-227-8243**

**\$500 OFF!**  
on select High-Efficiency Systems  
Expires 7/31/13



**ROYAL FAMILY BOWLING CENTER**  
430 Remount Rd.  
540-636-3113

**XTREME BOWLING**  
Summer Special!  
\$10 per person  
Unlimited bowling including shoes  
Come out & play in the dark!  
Friday & Saturday 11 pm - 1am

**RENT-A-LANE \$10** per person  
Sat. 2 - 4pm  
Sun. 12 - 2pm & 3 - 5pm  
2 HOURS UNLIMITED Bowling  
Up to 8 people per lane!

**MONDAY DOLLAR DAY**  
\$1 Games! Shoes! Hot Dogs! Small Drinks! Fries!  
**ALL DAY!**

[royalfamilybowl.com](http://royalfamilybowl.com)

# Town-County

To advertise in Warren County Report:

Contact Alison at [alisond@warrencountyreport.com](mailto:alisond@warrencountyreport.com) • 540-551-2072  
or Angie Buterakos at [angie@warrencountyreport.com](mailto:angie@warrencountyreport.com) - 540-683-9197

tation infrastructure. The now-county land along Mary's Shady Lane off Happy Creek Road was once targeted for residential development of between 2,400 and

1,862 units by regional developer Centex between 2004 and 2007. FRLP, a family-owned partnership, already has 150 acres in town rezoned for development of

as many as 130 residential units nearby.

The town and county currently have an agreement to negotiate proffers for each other on development on their land that would

impact services provided by the other municipality.

"There's a number in here that goes to the county," FRLP attorney Silek told council of the draft Voluntary Settlement Agreement

between the town, county and FRLP now on the table. "If you rezone, that number has nothing whatsoever to do with proffers to the town."

But some councilmen worried



**Special Olympics**

Warren County Local is a newly formed chapter of Special Olympics, providing local sports for people with intellectual disabilities in Front Royal and Warren County.

The next planned event will be **Swimming**.  
@ Dominion Health & Fitness  
**Saturdays • 10am - 11am**  
**June 15, 2013 - July 27, 2013**

New athletes must submit medical and registration forms before participating. Registration is on-going and valid for three years.

For additional information contact:  
**Jackie Jenkins @ 540-635-2725 ext. 33223**  
[special.olympics.wc@gmail.com](mailto:special.olympics.wc@gmail.com)



**HOMETOWN HANDYMAN**

Free Estimates!

Present this ad for \$50 off your first service!

**540-336-7526**

**HONEYBEE**

Home Décor and More

*Skilled crafters and artist wanted to sell artwork in our new store!*

**Open 10am to 6pm**

110 N. Massanuttan St., Strasburg  
**540-465-1414**

**The Computer Medical Center**

529A East Main Street • Front Royal, VA 22630  
[www.computermedcenter.com](http://www.computermedcenter.com)  
[podoc@computermedcenter.com](mailto:podoc@computermedcenter.com)

Hours: Mon - Fri 9:30am to 5pm, Closed Saturday & Sunday



**(540) 635-1361**  
(540) 635-1450 fax

Minor Surgery, Repair / Install, Major Surgery, Upgrades, Newborns, Custom Built Systems, Housecalls, On-site Service, Hardware / Software Consultant

**Valley Needleworks**

7969 Main Street • Middletown, VA  
Your LOCAL Cross Stitch Supply Shop

*Incredible selection of Threads & Fibers, Embellishments, Stitchables, Felted Wool, Supplies, Exceptional Service*

"Learn to Punch Needle"  
June 22, 2013 • 12 pm - 2 pm

"Learn to Make Cording"  
July 14, 2013 • 2 pm to 4 pm

"Learn to Use Finishing Forms"  
July 28, 2013 • 2 pm to 4 pm



*We look forward to assisting you! ~Denise, Karen, & Jennifer*

[www.valleyneedleworks.com](http://www.valleyneedleworks.com) • 540-869-0324

*"Always Be Stitching" ~ Jennifer Cave – Owner & Needleworker*

**Christmas in July Sale**

**July 14 - 28, 2013**

~ Everything in the Shop will be 20% Off! ~

**\*\* Start Thinking about those Holiday Projects \*\***

**Shop Hours:**  
Tuesday - Saturday 10am - 5pm  
Sunday 1pm - 5pm

**LIVE AUCTION**



Auction Gallery at the Middle of Main (3rd floor)  
213 East Main St., Front Royal, VA

**FRIDAY, JUNE 21<sup>st</sup>**  
**FRIDAY, JULY 19<sup>th</sup>**

Details, pictures & listings @ [Auctionzip.com](http://Auctionzip.com) - Auctioneer #4400

**SALE TERMS:** Cash, Good Check, Visa & MasterCard (add 4% fee to charge cards)  
Sales subject to 10% Buyers' Premium – Good Food!  
Not Responsible for Accidents!

Auctioneer: Tom Eshelman, Va. Lic.# 003365

Announcements day of sale take precedence over printed matters. We are located on Main Street in Downtown Front Royal above the Middle of Main Building. Plenty of parking behind building!  
Use Jackson Street access. Elevator access available.

For more information/directions, please call  
**(540) 636-2969 or (540) 631-4988**



**Noah's Ark Grooming**




**Kristin Sara**

**Breed Of the Month for June is:**  
**\* Shih Tzu \***



For a cut above the rest, call Kristin and Sara for an appointment.

**540-636-8299**

**YOU WILL BE PLEASED!**

Ask about our **NEW SPA treatment** for your dog!

**We are your FULL SERVICE Salon for ALL BREEDS of CATS and DOGS!!**

Professional Grooming  
In a Clean, Safe Environment

**\$6.00 Nail Trim**  
No Appointment Necessary

**NOAH'S ARK GROOMING SALON**  
10269 Winchester Rd  
Front Royal, Va  
**540-636-8299**



**To advertise in Warren County Report:**

Contact Alison at [alisond@warrencountyreport.com](mailto:alisond@warrencountyreport.com) • 540-551-2072  
or Angie Buterakos at [angie@warrencountyreport.com](mailto:angie@warrencountyreport.com) - 540-683-9197

# Town-County

any independent proffer agreement with the county could limit FRLP's ability to meet town proffer requirements when rezoning actually was on the table post settlement agreement.

But if separate discussions between the developer and the county were of concern to council on June 17, in February it was Vazzana who was upset the town and county were discussing proffer adjustments without inviting him or his representatives.

Oct. 2, 2012, County Attorney Blair Mitchell told the supervisors Vazzana's annexation request did NOT involve rezoning, so consequently proffer negotiations related to rezoning and development would come AFTER approval by the three parties of a Voluntary Settlement Agreement on the annexation.

However, at the Feb. 21 town-county-FRLP meeting, Vazzana

pointed out, "I'm being asked for \$22 million (in proffers) with no assurances on rezoning. It's as if you're saying 'Trust us, Dave.' I'm not willing to agree to \$22 million in proffers with no assurances other than 'Trust us, Dave.'"

On June 17, Mayor Tim Darr reiterated that detailed town-developer proffer negotiations would come after the land was brought into town and FRLP brought its

rezoning request and eventually a detailed development plan to the town for approval.

In the end the 60-day extension was agreed upon. But Silek said FRLP would present the latest Voluntary Settlement Agreement details to the planning commission at its meeting two days later (June 19) in the hope of quicker movement toward a town decision.

**Trust us, Dave'**

Perhaps the most amazing part of this whole discussion is that proffers related to a rezoning that is not being included in the Voluntary Settlement Agreement are at issue at all. In fact, at the county's first public discussion of the FRLP annexation request on



**PINOCCIOS  
CLOCK REPAIR**

- Authorized Service Center for Howard Miller & Sligh
- Licensed and Insured
- House Calls Available
- Antique or Modern
- Serving the valley for over 36 years

**(540) 636-7369**  
[www.pinocciosclockrepair.net](http://www.pinocciosclockrepair.net)

## We don't have Geckos... We have BLACK BEARS!

We have the hometown advantage when it comes to providing insurance in the Shenandoah Valley. We are familiar with your community, property values, traffic flow, and we're ready to solve your insurance needs.



Auto | Home | Business | Life



**McGreevy**  
INSURANCE AGENCY INC.

An Independent Agency Representing Erie Insurance Group.



986 John Marshall Hwy Ste A Front Royal, VA 22630 **(540)-635-3107**  
[www.mcgreevyinsurance.com](http://www.mcgreevyinsurance.com)

© Ferst Design, 2011.

### FRONT ROYAL MIDGET FOOTBALL

**""EXTENDED""**

**2013 DISCOUNTED EARLY REGISTRATION SIGN-UPS THROUGH JUNE 29TH**

**MONDAY - THURSDAY 5:30 - 7:30 SATURDAY 10 - 2**

**AT THE BING CROSBY STADIUM SHELTER**

<b>1 Child .....</b>	<b>\$70</b>
<b>2 Children .....</b>	<b>\$120</b>
<b>3 Children .....</b>	<b>\$160</b>
<b>4 Children .....</b>	<b>\$200</b>

**NO WEIGHT LIMITS**

**AGES: Must Be 7 as of Nov. 1, 2013 BUT NOT OLDER THAN 13 after Oct. 31, 2013**

**JETS MUSTANGS RAIDERS WARRIORS**

Front Royal Internal Medicine Associates

## WELCOMES



**Lori Cobern, RN, MSN, FNP-BC**  
Nurse Practitioner – Board Certified

315 West 10th Street  
Front Royal, VA


*Areas of interest include:*

- Women's health
- Preventive medicine

For an appointment,  
call Front Royal Internal Medicine Associates

540-635-0800

[www.valleyhealthlink.com/frima](http://www.valleyhealthlink.com/frima)

A  **ValleyHealth** PHYSICIAN PRACTICE



### Guitar Lessons

Located in Front Royal

The Success you've been searching for is a phone call away!

**Mike Powell 622-2167**  
[www.greenroomrecording.com](http://www.greenroomrecording.com)

**\$20 OFF**  
your first lesson!  
when you sign up for one month of lessons  
(discount applies w/ coupon)

## FOR MEI HAIR SALON

Seeking full-time or part-time hair stylist or barber.

- Must be licensed with clientele
- 2 chairs for rent in warm professional salon
- Rental rate negotiable

**540-508-0875**

831 GREEN STREET - STEPHENS CITY, VA

## Mountain Fence

*We Install Fences Year Round!*

Call today for a **FREE** estimate in Northern VA or Shenandoah Valley



- Wood
- Vinyl
- Aluminum
- Chain Link

**CALL TODAY!**  
**540-454-9168**

**Tired of Rising Heating Costs?**



**CLASSIC**  
Outdoor Wood Furnace

100% Wood Heat for your home, water, shop

**540-722-8005**  
Arnette Landscapes, Inc.  
Winchester, VA



**John Kovac**  
harpist/harp maker

- Harp lessons
- Guitar lessons
- Harps for sale

Playing at weddings is my specialty!

Call 635-2534 or visit web site: [johnkovac.com](http://johnkovac.com)