

1. 6:00 P.M. December Planning Commission Applications

Documents:

[REZ 22 00132 FARRELL NACARATO M2 APP.PDF](#)
[REZ-22-00128 MILL CREEK APP.PDF](#)

Zoning Map Amendment Application and Special Exception Permit Application

Botetourt County Community Development Planning & Zoning
 57 S. Center Drive, Daleville, VA 24083
 P: 540.928.2080
 E: planning@botetourtva.gov



Date: <u>11/1/2020</u>		
To the Botetourt County Planning Commission and Board of Supervisors, I/We request to: (Please check all that apply to your request) Rezoning <input checked="" type="checkbox"/> Special Exception Permit(s) <input type="checkbox"/> Change in Proffers or Conditions <input type="checkbox"/> Commission Permit (15.2-2232) <input type="checkbox"/>		
Property Owner Information		
Property Owner Name: FARRELL PROPERTIES LIMITED COMPANY	Phone #:	
Mailing Address, with zip code: PO BOX 12608 ROANOKE, VA 24027	Email:	
Property and Owner Information (if additional owners)		
Name: <u>Bryan Slagle</u>	Phone #: <u>(704) 622-3955</u>	
Mailing Address with zip code: <u>312 Lee Highway, Troutville, Va 24175</u>	Email: <u>bryan.slagle@nccr.com</u>	
Property Information - Include GIS-quality map showing affected area, current zoning and proposed request		
Physical Address of Property: 2590 LEE HWY TROUTVILLE, VA 24175	Town: <u>Troutville</u>	Zip: <u>24175</u>
Tax Map Number(s): <u>101-160</u>	State Route #: <u>11</u>	
Legal Description or Subdivision Name: <u>Tinker CR</u>	Total Acreage: <u>7.231</u>	Acreage for request:
Instrument Number or Deed Book/Page #:	Magisterial District: <u>Valley</u>	
Existing zoning: <u>B 3</u>	Proposed zoning: <u>M 2</u>	Proposed Special Exception Permit:
This property is currently served by: Well <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input checked="" type="checkbox"/>		
If request is approved by Board of Supervisors, this property will be served by: Well <input type="checkbox"/> Septic <input type="checkbox"/> Public or Community Water <input checked="" type="checkbox"/> Public sewer <input checked="" type="checkbox"/>		
Proposed Land Use: <u>The sale and service of tractor trailers</u>		
Does this request need a state-maintained road(s)? If yes, please check the <i>Commission Permit</i> box above.		
Does this request need a private road(s) in the Residential, R-3 or R-4 Use Districts? If yes, please check the <i>Commission Permit</i> and <i>Special Exception Permit</i> boxes above.		
Does this request meet the Comprehensive Plan: Yes <input type="checkbox"/> No <input type="checkbox"/> Please note the category shown on the <i>Future Land Use Map</i> .		
Please explain the reason for this request: <u>The property is currently home to Berglund Outdoors and is operated as an RV and ATV sales and service center. The property has historically been a automotive dealership and service center. The use will continue as a sales and service center for new and pre-owned tractor trailers.</u>		
Statement of Justification: (a separate page may be used): Please explain why this project is requested. Also, how the proposed project will affect this property and adjoining properties. Include hours of operation, outdoor lighting, buffering, proposed proffers, effects on public services such as water and sewer, roads, schools, parks and recreation, fire and rescue, with any other relevant information. <u>The property will continue its history as a sales and service center for vehicular transportation. The property will undergo renovations and refurbishments and the buildings will be in class A condition. Hours of operation will be 7:30am to 4:30pm Monday through Friday. Outdoor lighting will be provided in the parking lot and around the building. The operator will install vegetative buffering around the perimeter of the property. Effects on public services will be minimal.</u>		

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NOV - 1 2022

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Special Exception Permit Application**

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Appropriate application fee payable to the **Treasurer of Botetourt County** is hereby submitted for advertising.

All applicants must have notarized signatures by the current property owners. By signing below, signature(s) indicate consent [§25-521(9)(1)(c)] for county officials to conduct site reviews on this property.

Bruce M Farrell
Signature and printed name of property owners

11-1-22
Date

Signature and printed name of property owners

Date

Signature and printed name of property owners

Date

Signature and printed name of property owners

Date

State of Virginia
County of Botetourt to Wit:

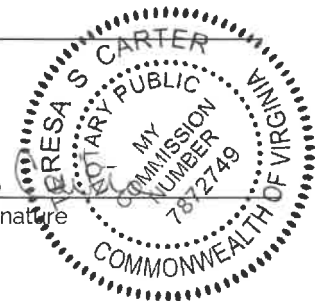
The foregoing instrument was acknowledged before me this 1 day of Nov 2022 by

Bruce M Farrell
Printed name of property owners

My commission expires: 12/31/2024 Date

Teressa S Carter
Notary Public printed name and registration number

Teressa S Carter
Notary Public signature



State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this _____ day of _____ 2 by

Printed name of property owners

My commission expires: _____ Date

Notary Public printed name and registration number

Notary Public signature



NOTE: Signature(s) of property owner(s) must be notarized.

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NOV - 1 2022

Nacarato Truck Centers, GP
3112 Lee Highway
Troutville, VA 24175

November 1, 2022

Botetourt County, Virginia
Botetourt County Planning Commission and Board of Supervisors
57 S. Center Drive Suite 220
Daleville, VA 24083

To Whom it May Concern:

I want to thank you for the opportunity to present this application to continue doing business in Troutville, VA. Nacarato Trucks, General Partnership is a class 8 Truck dealership that sells and leases, services trucks, delivers parts, and has body shops throughout an 8-state footprint in the Southeastern United States. We have been in business since 1976 selling commercial vehicles to the end users who fuel this great nation's supply chain and also build the incredibly important infrastructure. We also have a deeply embedded partnership with Volvo Trucks, North America which is engrained in Southwest Virginia and employs some of the great residents of Botetourt County.

With this application, we are looking to move from our current location in Troutville at 3112 Lee Highway in Troutville to the building where Berglund Outdoors is currently operating. The address to the building that we are requesting to move into is 2590 Lee Highway, Troutville, VA 24175. With this move, we would like to expand our footprint and capability of selling and servicing the Volvo trucks that we sell.

Nacarato currently employs 24 people under our very small rooftop and with the new building, we will have to at least add up to 15-20 more positions to fill within the very near future. We are a company who takes pride in the culture we bring; the partnerships we have within the communities that we operate in and what we do to give back.

Thank you again for the opportunity to send this application in. I look forward to working with the people of Botetourt County for years to come.

Sincerely,



Bryan M Slagle – General Manager Virginia and Maryland

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NOV - 1 2022

Botetourt County
Development Services



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NOV - 1 2022

Botetourt County
Development Services

Zoning Map Amendment Application and Special Exception Permit Application

Botetourt County Community Development Planning & Zoning
57 S. Center Drive, Daleville, VA 24083
P: 540.928.2080
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Date: 10-28-2022		
To the Botetourt County Planning Commission and Board of Supervisors, I/We request to: (Please check all that apply to your request) Rezoning <input checked="" type="checkbox"/> Special Exception Permit(s) <input type="checkbox"/> Change in Proffers or Conditions <input type="checkbox"/> Commission Permit (15.2-2232) <input type="checkbox"/>		
Property Owner Information		
Property Owner Name: Mill Creek Cemetery, Inc.	Phone #: 540-330-6182	
Mailing Address, with zip code: 15973 Lee Highway, Buchanan, Va 24066	Email: lisf3684@aol.com	
Property and Owner Information (If additional owners)		
Name:	Phone #:	
Mailing Address with zip code:	Email:	
Property Information – Include GIS-quality map showing affected area, current zoning and proposed request		
Physical Address of Property: n/a	Town:	Zip:
Tax Map Number(s): 75-126A	State Route #: US Rte 11	
Legal Description or Subdivision Name: n/a	Total Acreage: 23.814	Acreage for request: 23.814
Instrument Number or Deed Book/Page #: DB 549 PG 488	Magisterial District: Buchanan	
Existing zoning: B2	Proposed zoning: A1	Proposed Special Exception Permit: n/a
This property is currently served by: Well <input type="checkbox"/> Septic <input type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
If request is approved by Board of Supervisors, this property will be served by: Well <input checked="" type="checkbox"/> Septic <input checked="" type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
Proposed Land Use: agricultural		
Does this request need a state-maintained road(s)? If yes, please check the <i>Commission Permit</i> box above.		
Does this request need a private road(s) in the Residential, R-3 or R-4 Use Districts? If yes, please check the <i>Commission Permit</i> and <i>Special Exception Permit</i> boxes above.		
Does this request meet the Comprehensive Plan: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Please note the category shown on the <i>Future Land Use Map</i> . none shown		
Please explain the reason for this request: To allow for agricultural uses		
Statement of Justification: (a separate page may be used): Please explain why this project is requested. Also, how the proposed project will affect this property and adjoining properties. Include hours of operation, outdoor lighting, buffering, proposed proffers, effects on public services such as water and sewer, roads, schools, parks and recreation, fire and rescue, with any other relevant information. The property is currently zoned B2 for a commercial cemetery (only). The owner is selling the property and the new buyer wants to raise cattle on the property. The current zoning does not allow for that use, therefore the request for the change in zoning.		

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All applicants must have notarized signatures by the current property owners. By signing below, signature(s) indicate consent [§25-521(9)(1)(c)] for county officials to conduct site reviews on this property.

James Robert Brugh
Signature and printed name of property owners
JAMES ROBERT BRUGH

11-30-22
Date

Signature and printed name of property owners

Date

Signature and printed name of property owners

Date

Signature and printed name of property owners

Date

State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this 30TH day of October 2022 by
James Robert Brugh, President Mill Creek Cemetery, Inc
Printed name of property owners

My commission expires: 1-31-2023 Date

Notary Public printed name and registration number

[Signature]
Notary Public signature

State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this _____ day of _____ 2 _____ by

Printed name of property owners

My commission expires: _____ Date

Notary Public printed name and registration number

Notary Public signature

NOTE: Signature(s) of property owner(s) must be notarized.