

January 7, 2021

Potomac Creek Properties  
501 Windsor Avenue, N.W.  
Vienna, VA 22180

Crystal L. Vanuch, Chairman  
Cindy C. Shelton, Vice Chairman  
Tinesha Allen  
Meg Bohmke  
Thomas C. Coen  
L. Mark Dudenhefer  
Gary F. Snellings

Frederick J. Presley  
County Administrator

**SUBJECT: *Application 2015364; Tax Map Parcel Nos. 38-24J; Zoning Administrator Determination***

Dear Mr. Perez:

This letter is in response to your attached request for a Zoning Administrator Determination dated November 12, 2020, regarding processing and manufacturing of a variety of sausages and meat products for production. This determination will be based on the current Zoning Ordinance regulations. Please see the response to your request below.

The property located on Tax Map Parcel 38-24J is located within the M-1, Light Industrial zoning district. It is determined that the processing and manufacturing of a variety of sausage and other meat products is a light manufacturing use as defined in the Stafford County Zoning Ordinance, Section 28-25, *Manufacturing, light*. Establishments engaged in the mechanical transformation of materials into new products including the assembling of component parts or the manufacture of products for the wholesale market rather than direct sales. Examples of this use include the machine production of cabinets and furniture, textiles, food products, ceramics and pottery, tools and hardware, machinery, appliances, and photographic processing and bottling and canning plants and similar uses. This definition does not include handicrafts.

Since your process is taking prepackaged meats, transforming them into sausage and other meat products and does not include the slaughtering of animals on site, your production facility will be allowed at this location.

This determination may be appealed to the Board of Zoning Appeals within thirty (30) days from receipt of this letter, in accordance with Sec. 15.2-2311 of the Code of Virginia, or this decision shall be final and un-appealable. You may obtain the BZA appeal application at <https://staffordcountyva.gov/DocumentCenter/View/3700/Appeal-Application>. The fee for such an application is \$1,952.25.

Sincerely,



Douglas S. Morgan  
Zoning Administrator

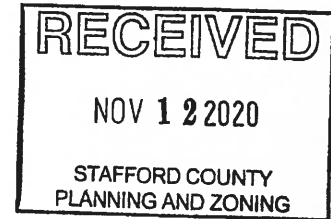
DSM:mm  
attachment



FOOD SPECIALTIES FROM AROUND THE WORLD  
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November 10, 2020

Mr. Douglas Morgan  
Mr. James Staranowicz  
Stafford County Zoning  
1300 Courthouse Road  
Stafford, VA 22554



Dear Mr. Morgan and Mr. Staranowicz,

We are submitting this application to request a Zoning Determination to confirm that our food processing business, Cabal Sausage Company, may engage in the processing and manufacturing of a variety of sausages and meat products for distribution, at 80 Potomac Creek Drive, which is zoned M-1 (Manufacturing, light).

Per M-1 zoning, our process DOES NOT include animal slaughter on site. It does include the processing of already packaged pork, beef, and chicken and its transformation of these products by machine production into sausage and other food products.

We have been in the grocery and food processing business for 40 years in Fairfax and Prince William County, VA, and have outgrown our current facility. We look forward to relocating our sausage production, and eventually expanding our grocery business to Stafford County.

Our acquisition of the property at 80 Potomac Creek Drive is contingent on being able to use the building for our sausage and food processing business.

Thank you for your consideration.

Sincerely,

Pablo Perez  
Manager  
Potomac Creek Properties, LLC



STAFFORD COUNTY  
Department of Planning and Zoning



ZONING ADMINISTRATOR'S  
DETERMINATION APPLICATION

RECEIVED BUT NOT OFFICIALLY SUBMITTED

DATE: 11/12/2020 INITIALS: MM

OFFICIALLY SUBMITTED

DATE: 11-18-20 INITIALS: MM

ZONING ADMINISTRATOR'S DETERMINATION  
TYPE OF APPLICATION

20153604  
APPLICATION NUMBER

APPLICANT INFORMATION

Potomac Creek Properties, LLC  
NAME  
501 Windsor Avenue, N.W.  
STREET ADDRESS  
Vienna, VA 22180  
CITY STATE ZIP  
(571) 237-4847  
PHONE CELL  
FAX EMAIL Pablo-Perez@americangrocery.com

OWNER INFORMATION (If different than applicant)

Pablo Perez - owner  
NAME  
same  
ADDRESS CITY STATE ZIP  
same (571) 237-4847  
PHONE CELL  
FAX EMAIL Pablo-Perez@americangrocery.com

PROPERTY INFORMATION

38-24J Potomac Creek Industrial Park 7A (one lot) 2.0 acres  
TAX MAP SECTION PARCEL/LOTS LOT SIZE  
WAREHOUSE (GENERAL) M1 - LIGHT INDUSTRIAL  
ORDINANCE(S) # DATE(S) OF RECLASSIFICATION  
Contractor office/storage - Food Processing  
EXISTING USE PROPOSED USE  
COMPREHENSIVE PLAN DESIGNATION Falmouth  
MAGISTERIAL DISTRICT

FOR OFFICE USE ONLY

20153604  
APPLICATION # NUMBER OF ADJACENT PROPERTY OWNERS  
Fees Paid: Yes  No  Amount: \$ 439.13

ZONING ADMINISTRATOR'S DETERMINATION  
LIST OF ABUTTING PROPERTY OWNERS

Provide additional pages if needed

<u>38-22A</u> Assessor's Map/Parcel	<u>Perdomo Realty LLC</u> Name
<u>7664 Fullerton Rd. Ste A-1</u> Address	<u>Springfield VA 22153-2018</u> City State Zip

<u>38-22</u> Assessor's Map/Parcel	<u>Lexon Enterprises</u> Name
<u>275 W. 231 Street, Ste 1030</u> Address	<u>Bronx NY 10463-3903</u> City State Zip

<u>38-23W</u> Assessor's Map/Parcel	<u>Joseph and Joan Pounds</u> Name
<u>150 Musante Lane</u> Address	<u>Fredericksburg VA 22405-4509</u> City State Zip

<u>38-23B</u> Assessor's Map/Parcel	<u>Shimco Land Development LLC</u> Name
<u>2006 Lafayette Blvd, Ste 204</u> Address	<u>Fredericksburg VA 22401-2272</u> City State Zip

<u>38-24K</u> Assessor's Map/Parcel	<u>CT Properties LLC</u> Name
<u>18 Misty Creek Lane</u> Address	<u>Fredericksburg VA 22406-5040</u> City State Zip

<del>38</del> <u>38-24M</u> Assessor's Map/Parcel	<u>JLB AND ASSOCIATES, INC.</u> Name
<u>197 Tyler Van Way, Ste 111</u> Address	<u>Fredericksburg, VA 22405-4532</u> City State Zip