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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

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

OWNER INFORMATION (If different than applicant)

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

PROPERTY INFORMATION

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

FOR OFFICE USE ONLY

APPLICATION # 20153604 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> | <u>Perdomo Realty LLC</u> | | |
| Assessor's Map/Parcel | Name | | |
| <u>7664 Fullerton Rd. Ste A-1</u> | <u>Springfield</u> | <u>VA</u> | <u>22153-2018</u> |
| Address | City | State | Zip |

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

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

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

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

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