



NORTHUMBERLAND COUNTY LAND USE APPLICATION

Answer all questions. Refer to Appendix A for the checklist to make sure that you have all required information. Please type or print all information in blue or black ink. Type text here

1. Owner/Applicant Information:

| | | |
|--|--------------------------------|---|
| Owners Name: AFD LLC dba Virginia Halal meat farm | | Address: Fruit Plain road, Callao, VA, 22435 |
| Telephone (H): | Telephone (W): 347-607-4275 | Email: dawoodmohammad@yahoo.com |

| | | |
|-------------------------------------|--------------------------------|---|
| Applicants Name: Mohammad Dawood | | Address: 12050 Tango Lane, Woodbridge, VA, 22193 |
| Telephone (H): | Telephone (W): 347-607-4275 | Email: dawoodmohammad@yahoo.com |

| | | |
|---------------------------------|----------------|----------|
| Plan Preparer/Authorized Agent: | | Address: |
| Telephone (H): | Telephone (W): | Email: |

2. Property Information:

| | | | |
|--|-------------------|--|--|
| Tax Parcel #: 7-1-46A | | Parcel Physical Address (If applicable): N/A | |
| Current Zoning: <input type="checkbox"/> C-1 <input checked="" type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> B-1 <input type="checkbox"/> M-1 | Acreage: 23.98 | Magisterial District: Lottsbrug | Date Property Purchased: 9/29/2022 |
| Are there any structures on the property? <input type="checkbox"/> Yes (If yes, please describe) <input checked="" type="checkbox"/> No: | | | Deed Book Page # : Instig #- 2200002454 |
| Board of Supervisor Representative: | | What is the road name or route number on which your property is located? Fruit Plain Road | |
| Directions to Property: Go to village- right on Gibeson Road - Right on Fruit Road to Warren lane | | | |

| | | | |
|-------------------------------|--|---|---|
| Office Use Only: | | Application #: <u>23 -CU- 017</u> | |
| DATE RECEIVED: 8/24/23 | BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date <u>10/12/23</u> | PAID STAMP: <div style="text-align: center; border: 2px solid red; border-radius: 50%; padding: 10px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <div style="text-align: center; color: red; font-weight: bold; font-size: 0.8em;">SEP 11 2023</div> | TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input checked="" type="checkbox"/> Conditional Use- \$150 <input type="checkbox"/> Exception to the Bay Act- \$300 <input type="checkbox"/> Subdivision Variance- \$300 <input type="checkbox"/> Zoning Variance- \$300 |

Northumberland County
Land Use Applications
Form Revised: 6/1/2013

NORTHUMBERLAND
COUNTY

3. Description of Request:

| |
|--|
| Type of Request (check one): <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Exception to the Bay Act <input type="checkbox"/> Subdivision Variance <input type="checkbox"/> Zoning Variance |
| What is the current use? (Use another sheet of paper if more space is needed): Agriculture and forestry |
| Describe the proposed use/project (Use another sheet of paper if more space is needed): Our proposed Food Safety Inspection Services (FSIS)/USDA Certified Slaughterhouse Facility stands as a testament to our unwavering commitment to advancing both our local farming community and the wider economy. This pioneering venture is poised to revolutionize the way we produce and consume meat products. By focusing on three key pillars-economic growth, superior quality, and ethical treatment of animals-we are poised to elevate the farmer market experience to new heights. In the following sections, we delve into how these elements intertwine harmoniously to create a symbiotic relationship between sustainable agriculture, community welfare, and responsible business practices. |
| Have you discussed this request with any State and/or Federal agencies that may require a permit? (Health Department, Virginia Department of Transportation, etc.) <input checked="" type="checkbox"/> Yes (If yes, please explain) State/Federal Agencies support - U.S. Consolidated Farm Services Agency (FSA Warsaw, Virginia) -USDA Service Center (FSA Fredericksburg, Virginia) -US Food Safety & Inspection (FSIS Raleigh, NC) -State Historic Preservation Office -Tribal Historic Preservation Office -Northumberland Health Department, DEQ Virginia <input type="checkbox"/> No |
| Have you previously applied to or obtained a permit from Northumberland County for any portion of this request or relating to this request? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No |
| Has any portion of this request for which you are seeking a permit been completed or commenced? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No |

ADJACENT PROPERTY OWNERS

Jason or Jennifer Dameron
6032 Chapman Road
Lorton, VA 22079

Jose Martinez Rocha
2637 Rich Neck Road
Warsaw, VA 22572

James Franklin Robinson
855 Fruit Plain Road
Callao, VA 22435

Allen F. Miller
1023 Fruit Plain RD
Callao, VA 22435

David W. Brann
526 John Deere RD
Callao, VA 22435

Joseph L. Washington or
Eartha Althea Bryant
1098 Fruit Plain RD
Callao, VA 22435

Derrick Jerome or Wanda Porter
1126 Fruit Plain RD
Callao, VA 22435

Joseph Delano Thrift
142 Kings RD
Whiteville, NC 28472

Lillian B. Samuel et als
c/o Lewis Blackwell
1827 Lively hope Road
Callao, VA 22435

Martha L. Sydnor
c/o Rudolph Sydnor
429 Kenyon St NW APT 101
Washington, DC 20010

Wayne Larry King
819 Fruit Plain Road
Callao, VA 22435

Windsor Lane Holdings, LLC
c/o Michael P. Shanks
5867 Richmond HWY
Tappahannock, VA 22560


Leila Lynn Smith
976 Fruit Plain RD
Callao, VA 22435

Tyrone Johnson
2131 Cockspur RD
Middle River, MD 21220

Joseph I or Lydia S. Hostetler
1313 Fruit Plain RD
Callao, VA 22435

5. Signature Page:

This application is submitted true and correct. Applicant agrees that when the permit herein applied for is issued, that all work will be completed as stated and as required by all Northumberland County Ordinances, Virginia State laws, and any other applicable regulations. Failure to comply with any part or terms of this application shall be sufficient cause to revoke any permit issued. This application allows duly authorized representatives of the County to enter upon the premises of the project site at reasonable times for the purpose of inspection.

Signature of Owner(s)  Date 8/30/2023

Printed Name(s) Mohammad Dawood

Signature of Applicant(s) _____ Date 8/30/2023

Printed Name(s) Mohammad Dawood

Signature of Agent _____ Date _____

Printed Name _____

APPENDIX B
Conditional Use Additional Information

Please submit this appendix with your application.

1, Please provide the following setbacks for all proposed structures:

| | |
|---------------------------|-----------------------|
| Primary Structure: | |
| Road/Right-of-way _____ | Rear Yard _____ |
| Left Side Line _____ | Right Side Line _____ |
| Height of Structure _____ | |
| Secondary Structure: | |
| Road/Right-of-way _____ | Rear Yard _____ |
| Left Side Line _____ | Right Side Line _____ |
| Height of Structure _____ | |

2. Additional Information

| |
|---|
| Will there be parking on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the number of spaces being provided. <u>4</u> |
| Will there be any fencing or landscaping? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain. <u>4000 FT MESH FENCE , 6.7FT height with 2 16ft doors and 450 posts</u> |
| Will there be any lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the type and number of lights being used. |
| Will there be any signs associated with the request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the size and number of signs. <i>ONE</i> |
| All permits will need to be obtained from the Office of Building & Zoning for signage. |

| |
|---|
| Office Use Only: |
| Part of application #: <u>23 -CU- 016</u> |
| Date Received: <u>8/24/23</u> |

AFD LLC DBA Virginia Halal Meat Farm

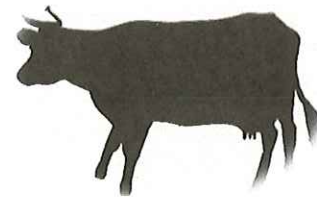
Fruit Plain Road Callao,

Northumberland County VA 22432

347-607-4275

dawoodmohammad@yahoo.com

Tax Parcel # 7-1-46A



Our proposed Food Safety Inspection Services (FSIS)/USDA Certified Slaughterhouse Facility stands as a testament to our unwavering commitment to advancing both our local farming community and the wider economy. This pioneering venture is poised to revolutionize the way we produce and consume meat products. By focusing on three key pillars—economic growth, superior quality, and ethical treatment of animals—we are poised to elevate the farmer market experience to new heights. In the following sections, we delve into how these elements intertwine harmoniously to create a symbiotic relationship between sustainable agriculture, community welfare, and responsible business practices.

1. Executive Summary

- Highlight the economic benefits:
 - Job creation: Expect to employ 6-8 skilled workers, contributing to local employment.
 - Revenue boost: Projections show an estimated \$1.2 Million gross contribution to local tax revenue in the first year of operating.
- Commitment to regulations:
 - Rigorous adherence: Ensure compliance with all health, safety, and food regulations.
 - Environmental responsibility: Implement waste management strategies to minimize impact.
- State / Federal Agencies support
 - U.S. Consolidated Farm Services Agency (FSA Warsaw, Virginia)
 - USDA Service Center (FSA Fredericksburg, Virginia)
 - US Food Safety & Inspection (FSIS Raleigh, NC)
 - State Historic Preservation Office
 - Tribal Historic Preservation Office
 - Northumberland Health Department

2. Company Description

- Agricultural roots:

- Local heritage: Our family has been part of the farming community for generations.
- Deep understanding: We intimately comprehend the challenges and needs of local farmers.
- Ethical values:
 - Animal welfare: Prioritize ethical and humane treatment during all processes.
 - Community integration: Foster strong relationships with neighboring farms and the wider community.

3. Market Analysis

- Growing demand:
 - Local trend: Increasing preference for locally sourced, ethically produced meat.
 - Supportive data: Market research indicates a 100% annual rise in demand for local products. After a research done in 2020 it showed over \$9 billion dollars in revenue increase since the last report done in the last ten years which was \$4.1 billion.
- Support for local farmers:
 - Shorter supply chain: The slaughterhouse will reduce transportation distances, supporting local producers.
 - Market access: Provide farmers an avenue to cater to the rising demand for ethical meat.
 - Convenient Access and Compliance: Ensuring compliance with stringent standards, it enhances sales potential, fosters economic growth, and aligns with community values.

4. Products and Services

- Comprehensive services:
 - Slaughtering and processing: Offer a range of services to local farmers for different needs.
 - Custom cuts: Provide specialized cuts tailored to specific consumer preferences.

5. Regulatory Compliance

- Adherence to regulations:
 - Health and safety: Detailed plan to meet all health and safety standards.
 - Animal welfare: Follow strict guidelines for humane treatment during the entire process.
- Learning from successes:
 - Case studies: Showcase examples of other responsible slaughterhouses complying successfully.

- Best practices: Implement proven strategies for environmental responsibility and waste management.

6. Facility and Equipment

- Advanced facility design:
 - Efficient layout: Optimize the flow of operations for maximum efficiency.
 - Modern equipment: Utilize state-of-the-art machinery for quality and safety.
- Environmental considerations:
 - Waste management: Implement systems to minimize waste and manage byproducts responsibly.
 - Odor control: Incorporate technology to prevent any potential odor issues.

7. Marketing and Sales Strategy

- Building farmer relationships:
 - Direct outreach: Connect with local farmers through workshops and seminars.
 - Collaboration: Establish partnerships with local co-ops and agricultural organizations.
- Competitive pricing:
 - Win-win: Offer competitive pricing that supports both the slaughterhouse and local farmers.
 - Incentives: Consider volume-based discounts to encourage long-term partnerships.

8. Operational Plan

- Local workforce:
 - Employment opportunities: Provide skilled jobs, contributing to the community's economic growth.
 - Training: Invest in training programs to ensure consistent quality and safety.
- Quality control:
 - Stringent checks: Implement a multi-step quality control process to guarantee top-tier products.
 - Feedback loop: Establish a system for farmers to provide input and suggestions.

9. Financial Projections

- Revenue forecasts:
 - Year 1: Projected revenue of \$1.2 million gross based on research and profit/cost margins.

- Year 2: Expected growth of 20% with increased farmer engagement.

10. Risk Analysis

- Addressing concerns:
 - Odor management: Installation of proven technology to minimize any potential odors.
 - Traffic impact: Collaboration with local authorities to manage transportation routes effectively.
- Mitigation strategies:
 - Community engagement: Maintain open channels of communication with neighbors and stakeholders.
 - Adaptability: Be ready to adjust operations based on feedback and changing circumstances.

11. Conclusion

- Community commitment:
 - Collaborative spirit: Eager to work closely with the county board, local residents, and the Food Safety Inspection Services (FSIS)
 - Sustainable vision: Strive to build a facility that positively impacts both the environment and the community.

Main Advantages ▶

SMART
SLAUGHTERING
SOLUTIONS

- 30 Cattle / Day
- 60 Sheep / Day
- 40 Pigs / Day



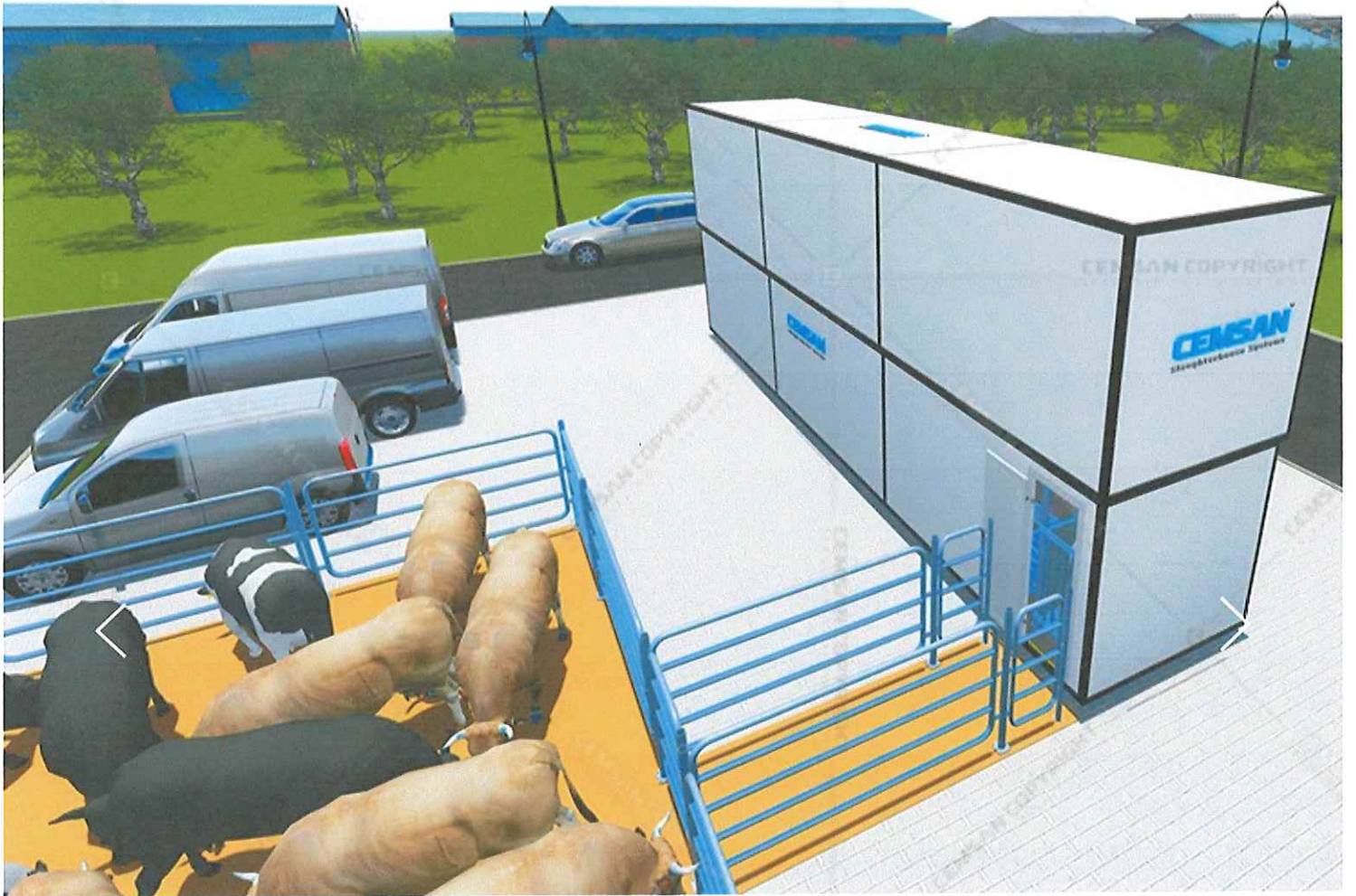
- » Adjustable height allows slaughtering and processing of different kinds of animals like cattle, sheep, goat, pig, ostrich, crocodile, hunted animals etc.
- » Low investment and operation cost
- » Hygienic, clean and healthy slaughtering
- » Can be moved to any location easily
- » Stainless steel and pneumatic platforms
- » Strong main support chassis
- » Insulated sandwich panel walls
- » Long operating life
- » Functional slaughtering line
- » Waste water collection system
- » Easy transportation and quick set up

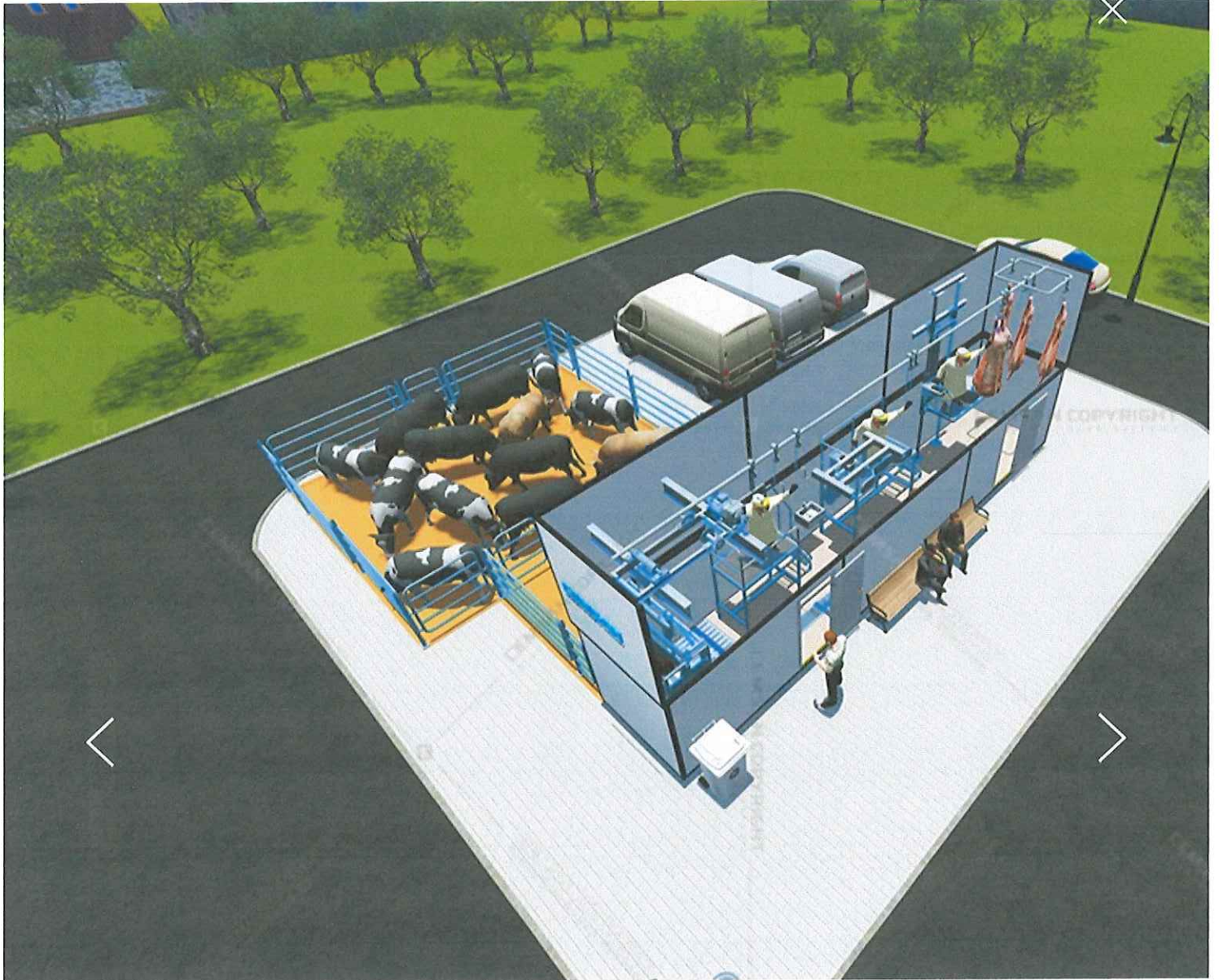
Main Equipment ▶

SMART
SLAUGHTERING
SOLUTIONS



- » Stunning box
- » Lifting hoist
- » Slaughtering and processing rails
- » Dehider
- » Brisket opening and offal extracting platform
- » Pneumatic carcass splitting platform
- » Veterinary control platform
- » Knife steriliser
- » Washbasin





Main Advantages ▶

SMART
SLAUGHTERING
SOLUTIONS

- 75 Cattle Quarter Carcass
- 100 Pig Half Carcass
- 150 Sheep Carcass



- » Practical and functional storage via mobility
- » Low investment and operation cost
- » Easy and safe circulation with twinrail lines
- » Can store different types of animal carcasses
- » Can be moved to any location easily thus allowing strategic relocation when necessary
- » Strong main support chassis
- » Insulated sandwich panels and doors prevent heat, moisture and energy loss
- » Long operating life
- » Easy transportation and quick set up

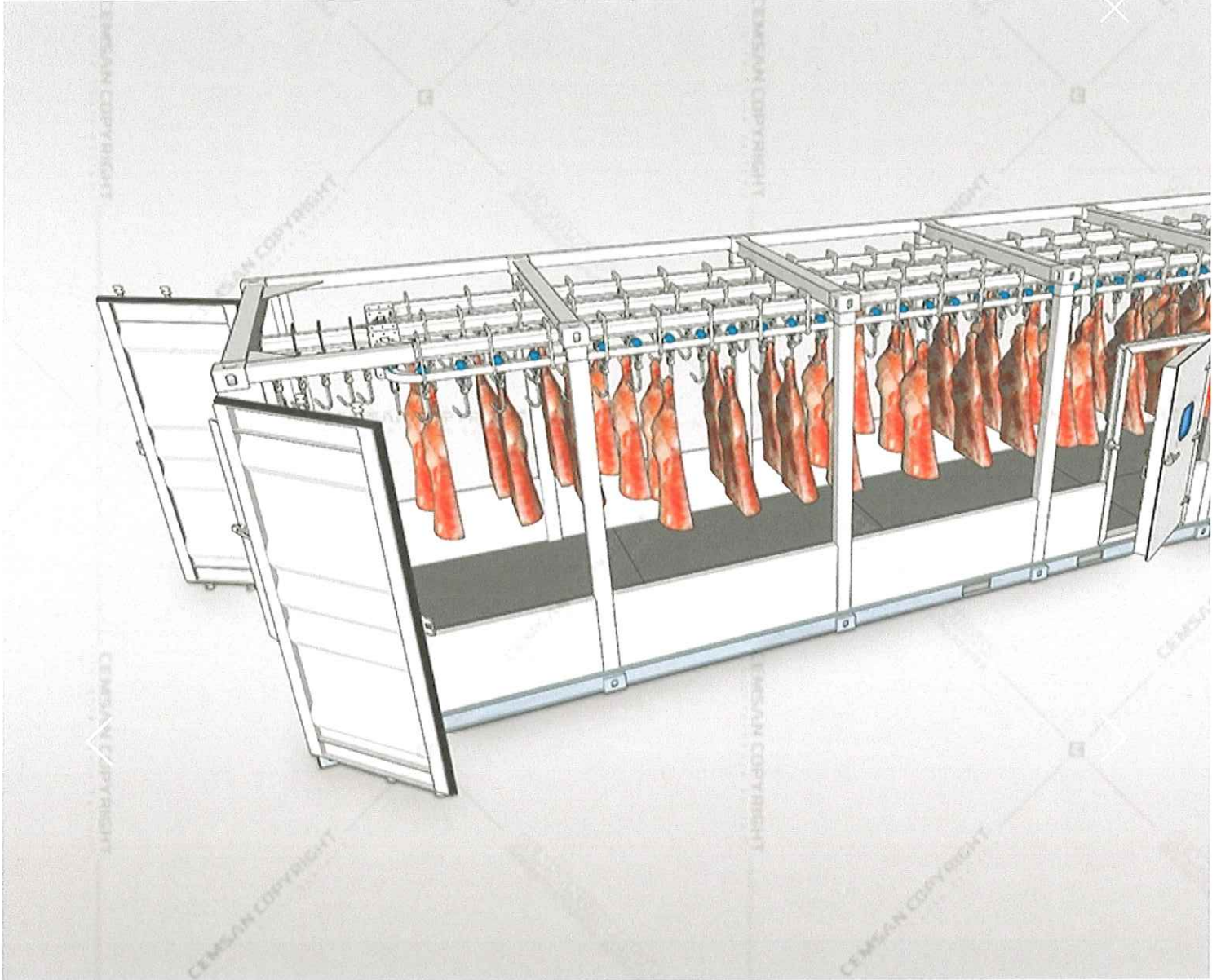
Main Equipment ▶

SMART
SLAUGHTERING
SOLUTIONS



- » Twinrail lines
- » Meat hooks
- » Cooling units
- » Insulated panels
- » Cold room doors





Main Advantages ▶

SMART
SLAUGHTERING
SOLUTIONS

• 5 Tons / Day



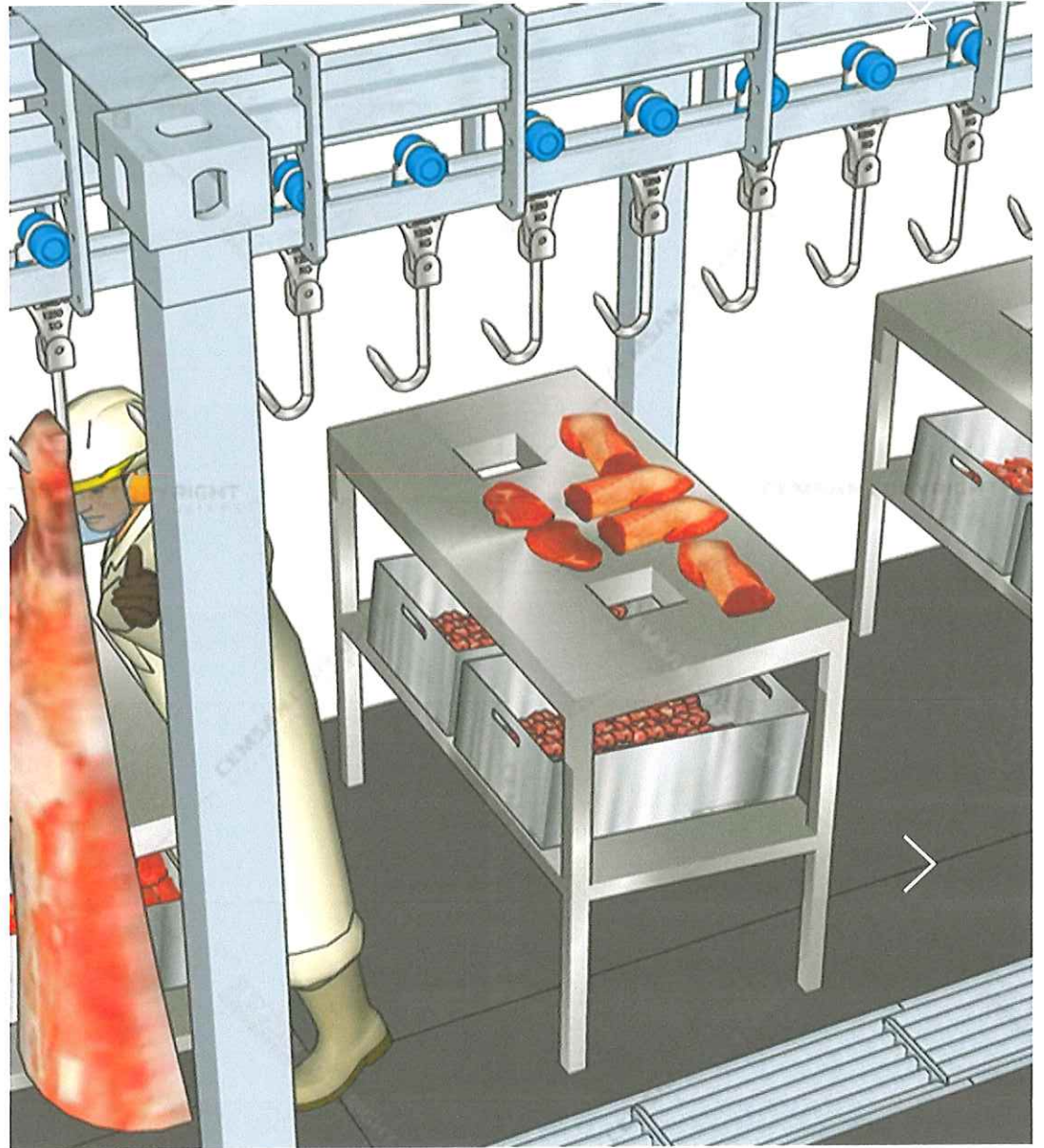
- » Practical and functional processing via mobility
- » Low investment and operation cost,
- » Different types of animal carcass meats can be processed (cattle, sheep, pig, chicken, fish etc.)
- » Hygienic, clean and healthy meat processing
- » Sustainable cold chain and longer shelf life via air conditioning and packed meat cold room
- » Can be moved to any location easily thus allowing strategic relocation when necessary
- » Insulated sandwich panels and doors prevent heat, moisture and energy loss
- » Long operating life
- » Easy transportation and quick set up

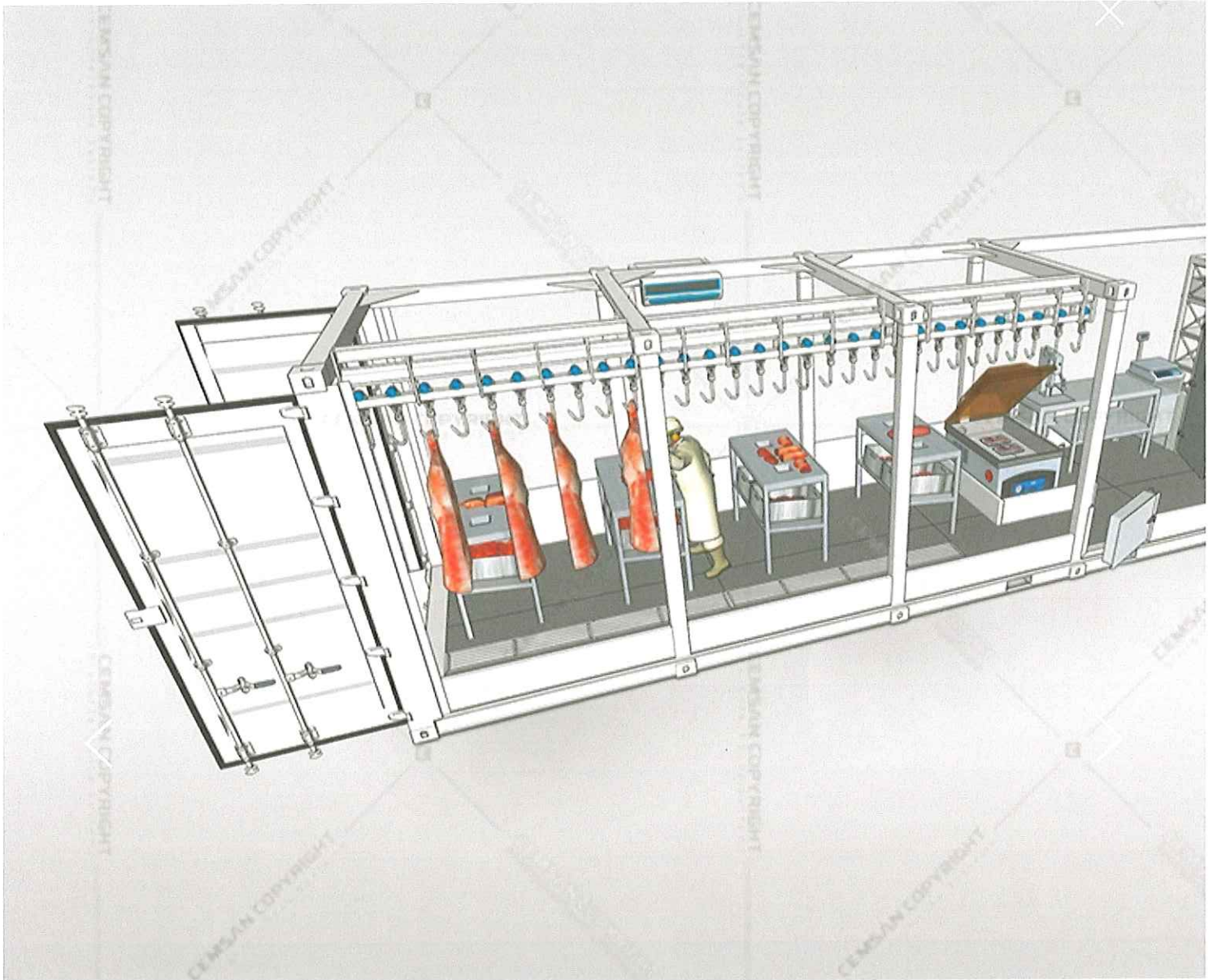
Main Equipment ▶

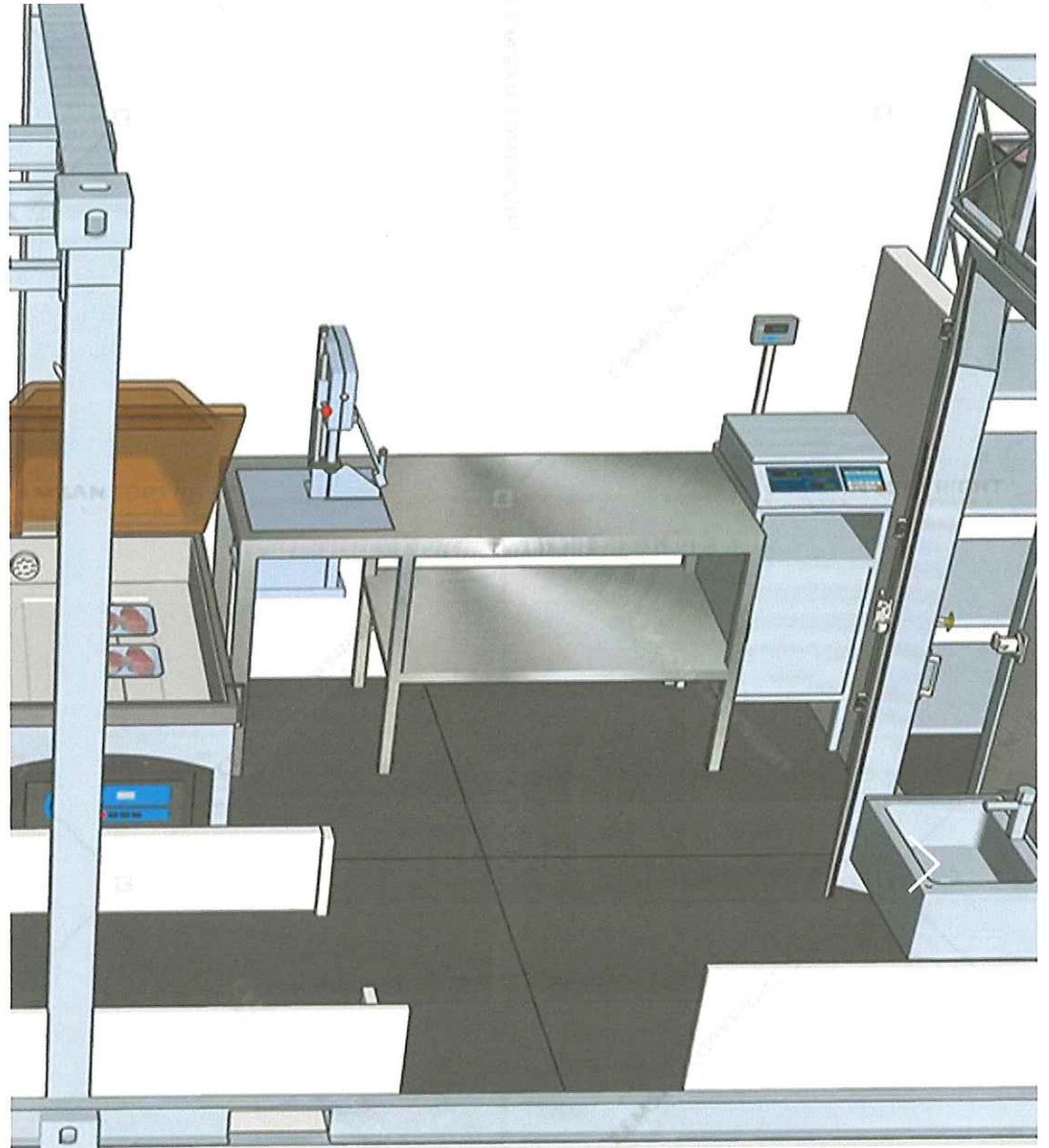
SMART
SLAUGHTERING
SOLUTIONS

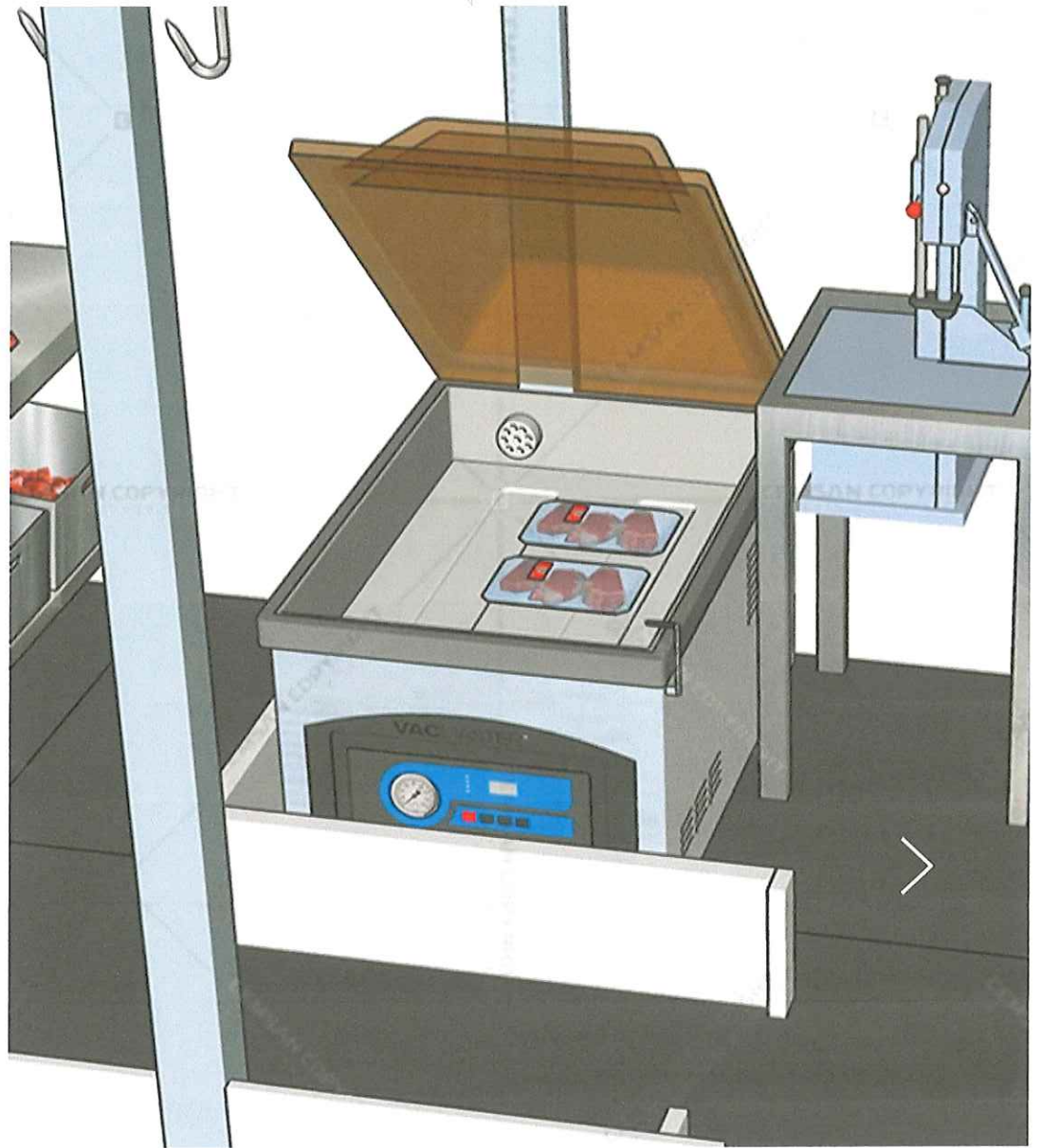


- » Meat processing tables
- » Twinrail lines
- » Meat hooks
- » Packed meat cold room
- » Cold room shelves
- » Vacuum packing machine
- » Packaging table and scale
- » Floor channels and grids
- » Washbasin







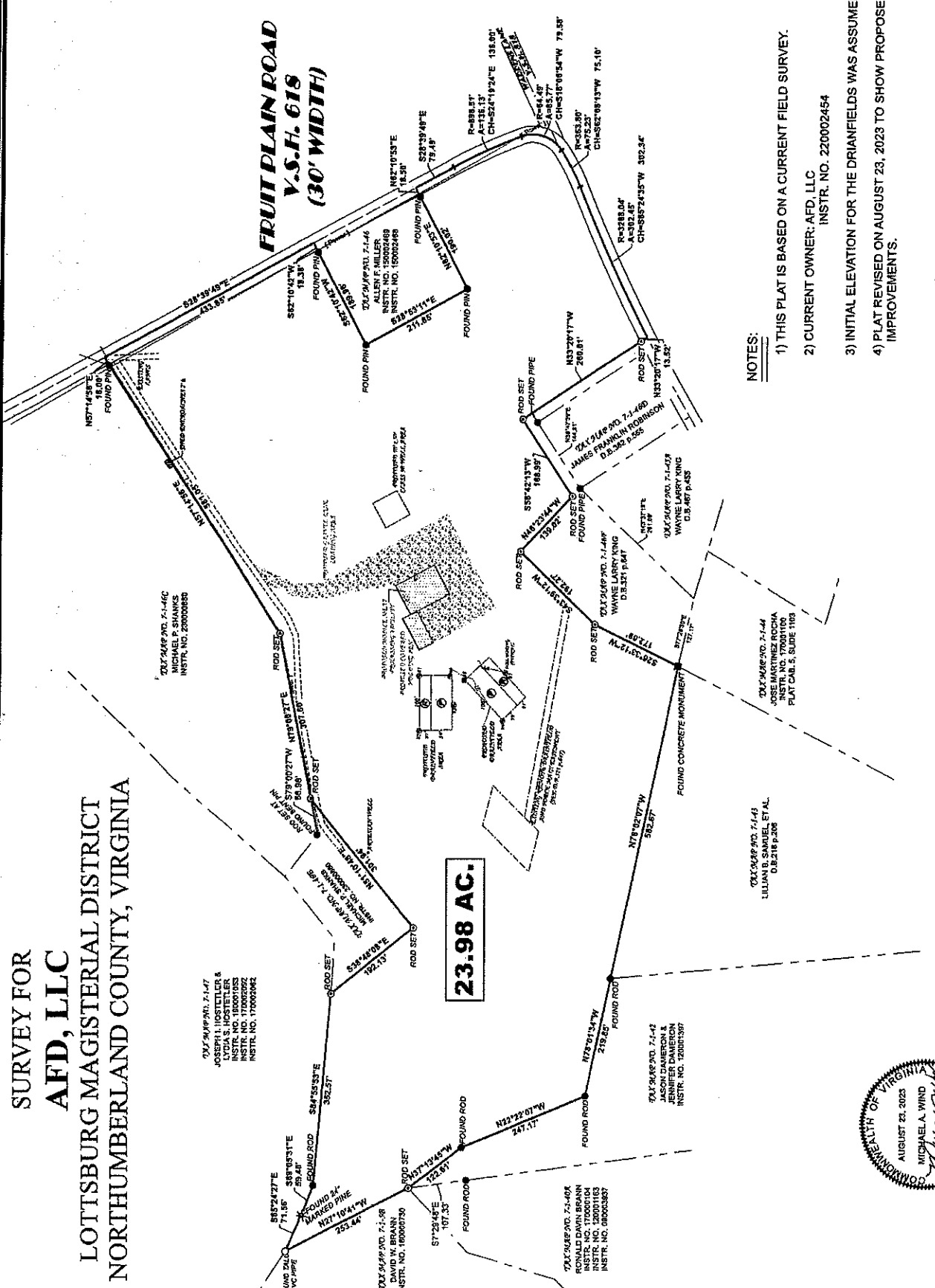


**SURVEY FOR
AFD, LLC
LOTTSBURG MAGISTERIAL DISTRICT
NORTHUMBERLAND COUNTY, VIRGINIA**

MRRIDIAN OF PLAT CABINET 5, SLIDE 1103

**FRUIT PLAIN ROAD
V.S.H. 618
(30' WIDTH)**

23.98 AC.

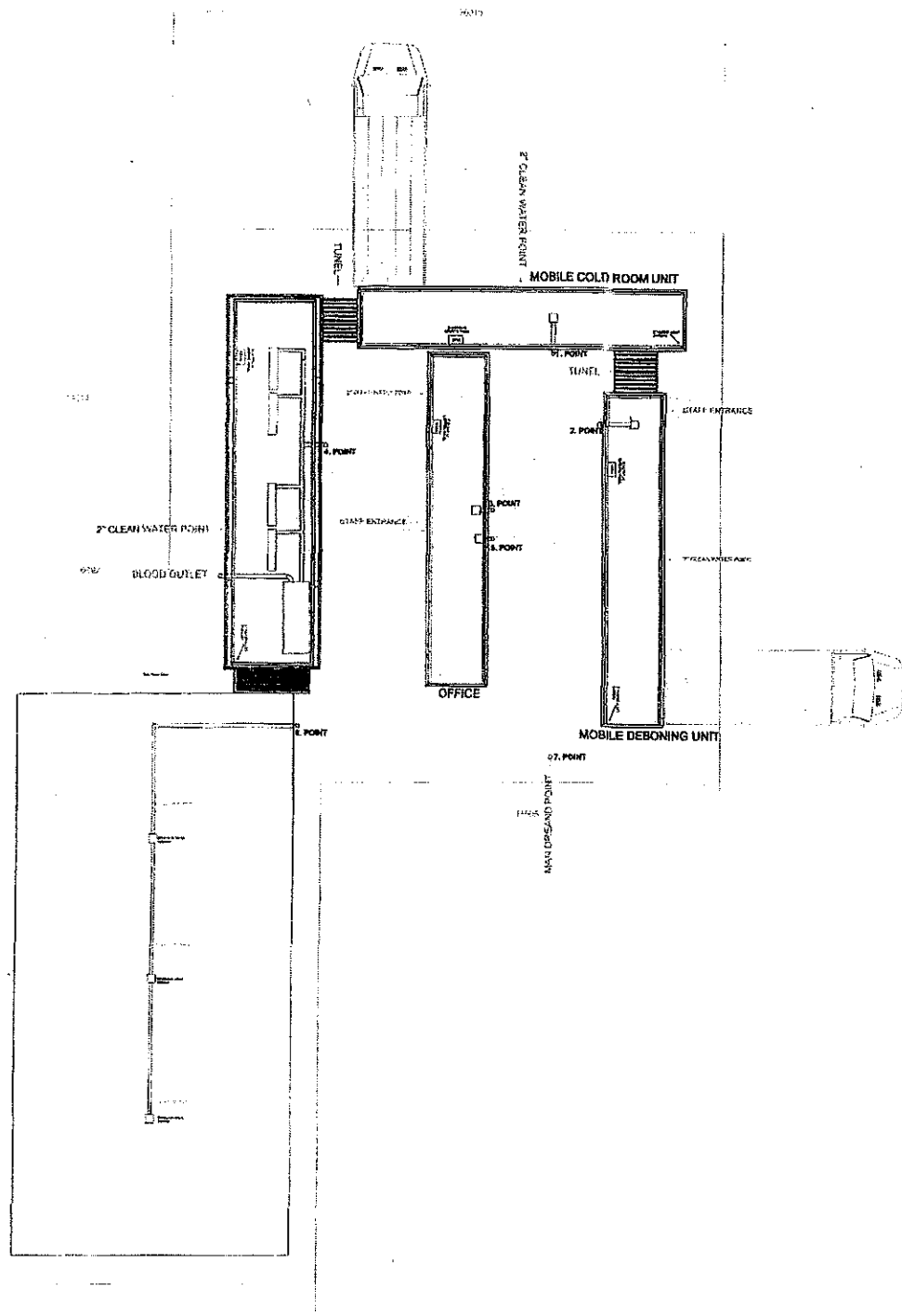


- NOTES:**
- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - 2) CURRENT OWNER: AFD, LLC
INSTR. NO. 220002454
 - 3) INITIAL ELEVATION FOR THE DRIANFIELDS WAS ASSUMED.
 - 4) PLAT REVISED ON AUGUST 23, 2023 TO SHOW PROPOSED IMPROVEMENTS.

MICHAEL A. WIND, CERTIFIED LAND SURVEYOR
P.O. BOX 1597
TAPPANNOCK, VA. 22560
PHONE 804-443-6426

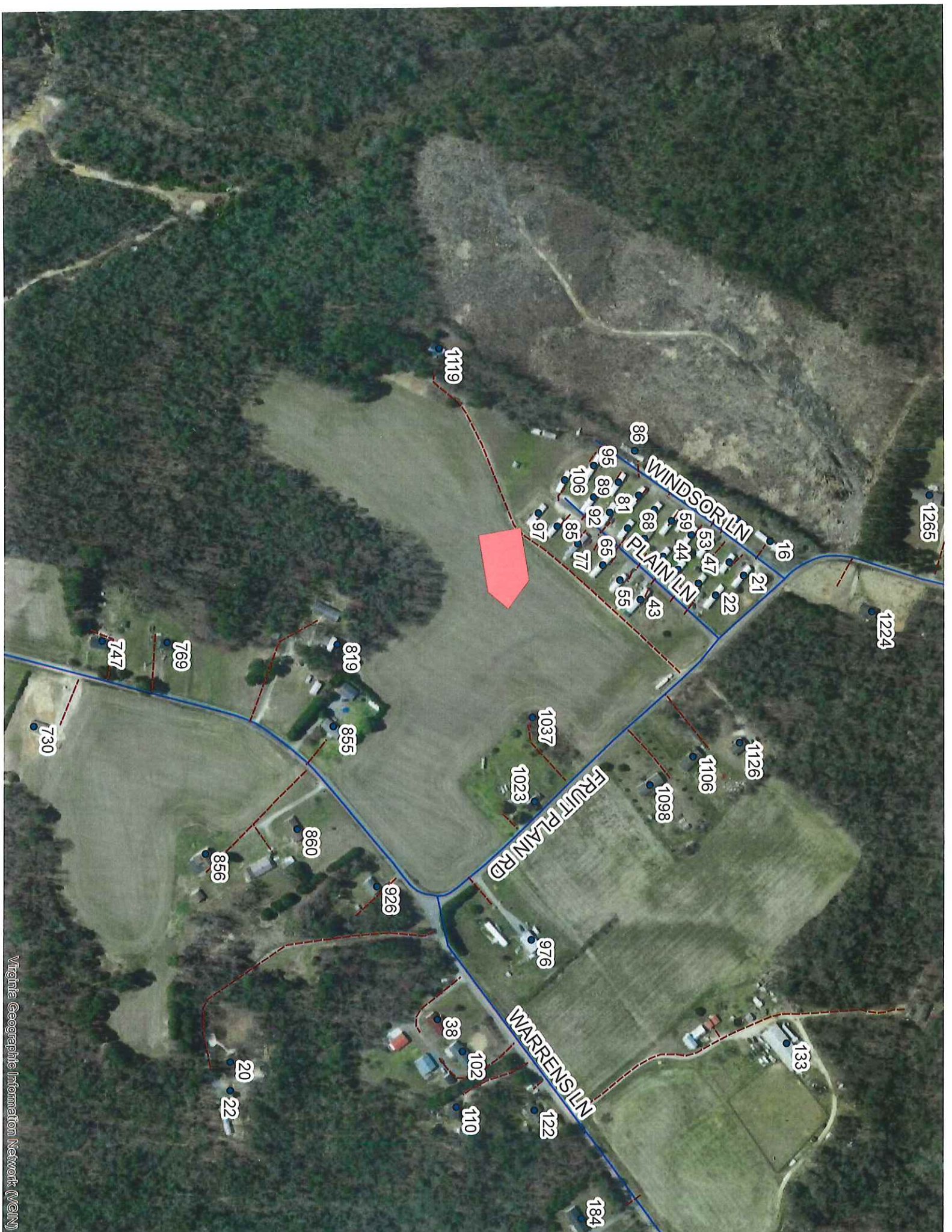
DATE: MAY 17, 2023 (REV. 8/23/23)
JOB NO: 92-129
TAX MAP NO: 7-1-46A
SCALE: 1/20 FURA
DISK NO: 152-18
TPC NO: 23-74

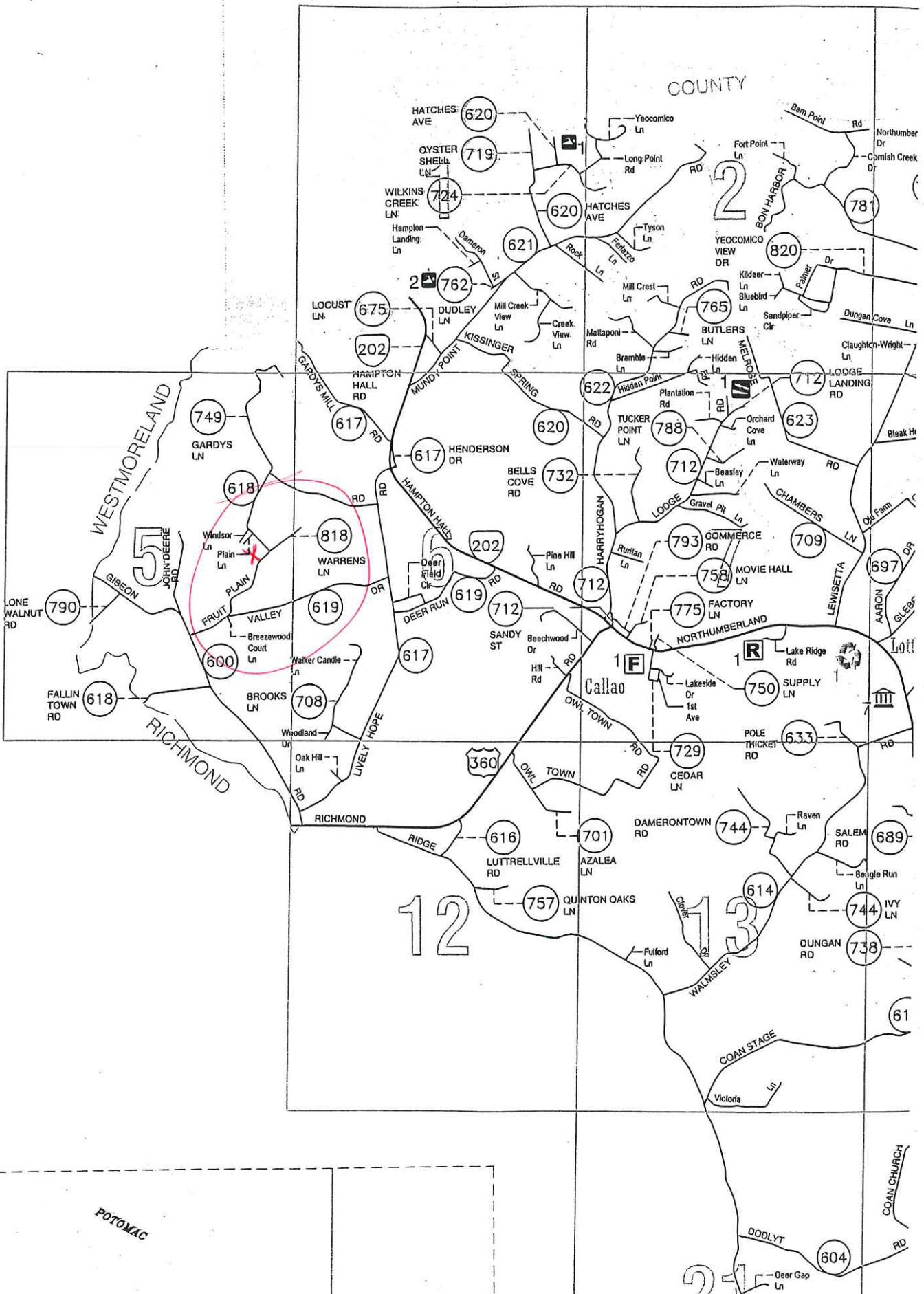




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| | | | |
|--|---|---|---|
| CEMSAN | | CEMSAK KUTUPBUNGUR CEMSAK KUTUPBUNGUR 40100 KUTUPBUNGUR TEL: 081 800 800 800 FAX: 081 800 800 800 | 44 107 44 200 44 300 44 400 |
| Nama Perusahaan Alamat No. dan Kode Pos No. dan Kode Telepon No. dan Kode Faks | Nama No. dan Kode Pos No. dan Kode Telepon No. dan Kode Faks | Nama No. dan Kode Pos No. dan Kode Telepon No. dan Kode Faks | Nama No. dan Kode Pos No. dan Kode Telepon No. dan Kode Faks |





COUNTY

2

WESTMORELAND
5

12

13

POTOMAC

Callao

COAN CHURCH

DODLYT

2

Northumber Dr

Camish Creek Dr

Bam Point Rd

Fort Point Ln

Long Point Rd

HATCHES AVE

Rock Ln

Mill Creek Ln

Creek View Ln

Mattaponi Rd

Hampton Hall Rd

GARDYS MILL RD

WINDSOR LN

FRUIT VALLEY

WINDSOR LN

WINDSOR LN

Dungan Cove Ln

Cloughton-Wright Ln

LODGE LANDING RD

Blak Hr

ORCHARD COVE LN

Waterway Ln

CHAMBERS RD

OU Farm Ln

LEWISSETTA LN

AARON LN

BLESBY DR

MOVIE HALL LN

FACTORY LN

OWLS TOWN RD

Lake Ridge Rd

SUPPLY LN

POLE THICKET RD

CEDAR LN

OWLS TOWN RD

OWLS TOWN RD

DAMERONTOWN RD

SALEM RD

Beagle Run Ln

IVY LN

DUNGAN RD

Fulford Ln

WALMSLEY RD

COAN STAGE

Victoria Ln

Deer Gap Ln

Deer Gap Ln

Deer Gap Ln

Deer Gap Ln

Deer Gap Ln

Deer Gap Ln

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