

COMMENTS: _____

PERMIT/APPLICATION NO _____
ZONING DISTRICT _____
MAGISTERIAL DISTRICT _____
DATE SUBMITTED _____

County of Prince Edward

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION SPECIAL EXCEPTION REQUESTED:
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: **Qadir Abdus-Sabur & Beverly Abdus-Sabur**
Applicant's Address: **3588 Indian Spring Road, Green Bay, VA 23942**
Applicant's Telephone Number: () **(434) 607-7988**

Present Land Use: **Agriculture**

Legal Description of Property with Deed Book and Page No. or Instrument No. _____
Instrument Number 202001679;

Tax Map # **74-A-26B** Acreage : **67.28**

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) **The effects on adjoining properties are minimal. Because we are incinerating our waste, there is no odor from our plant. On a given day, there is little noise other than typical farm sounds.**

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) **Other adjacent properties are typical agricultural areas therefore our plant will have little to no impact.**

Height of Principal Building (s): Feet **20** Stories **2**

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Signature of Applicant (if not property owner) _____ Date _____

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

[Signature] **11/29/21**
Signature of Property Owner(s) Date
[Signature] **11/29/21**
Signature of Property Owner(s) Date

Signature of Property Owner(s) Date

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee **\$300.00** Fee Received by *[Signature]* Date **11/29/2021**

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning &
Community Development
P. O. Box 382
Farmville, VA 23901
(434) 392-8837

5 Pillar Meats Processing Plant

Project Overview

5 Pillar Meats, LLC is an outgrowth of Abdus-Sabur Farms established in 1982 in Green Bay, Leigh District. This local, family owned business looks to expand its service to producers and residents of the area by providing full-service USDA meat processing in our vastly underserved market. We want to expand our operation by locating this plant on our property in Darlington Heights, Hampden District. The Virginia Department of Transportation has approved our location for a commercial entrance to our facility on Darlington Heights Road.

At full production, our goal is to provide this much-needed service by providing USDA inspected meat processing for the local farming community. This enables local restaurants and various public institutions to source their meat locally. Retail cuts of meat will also be available for family and individual purchase. Additionally, we expect that at full production, we will employ 10- 12 full-time positions in our plant.

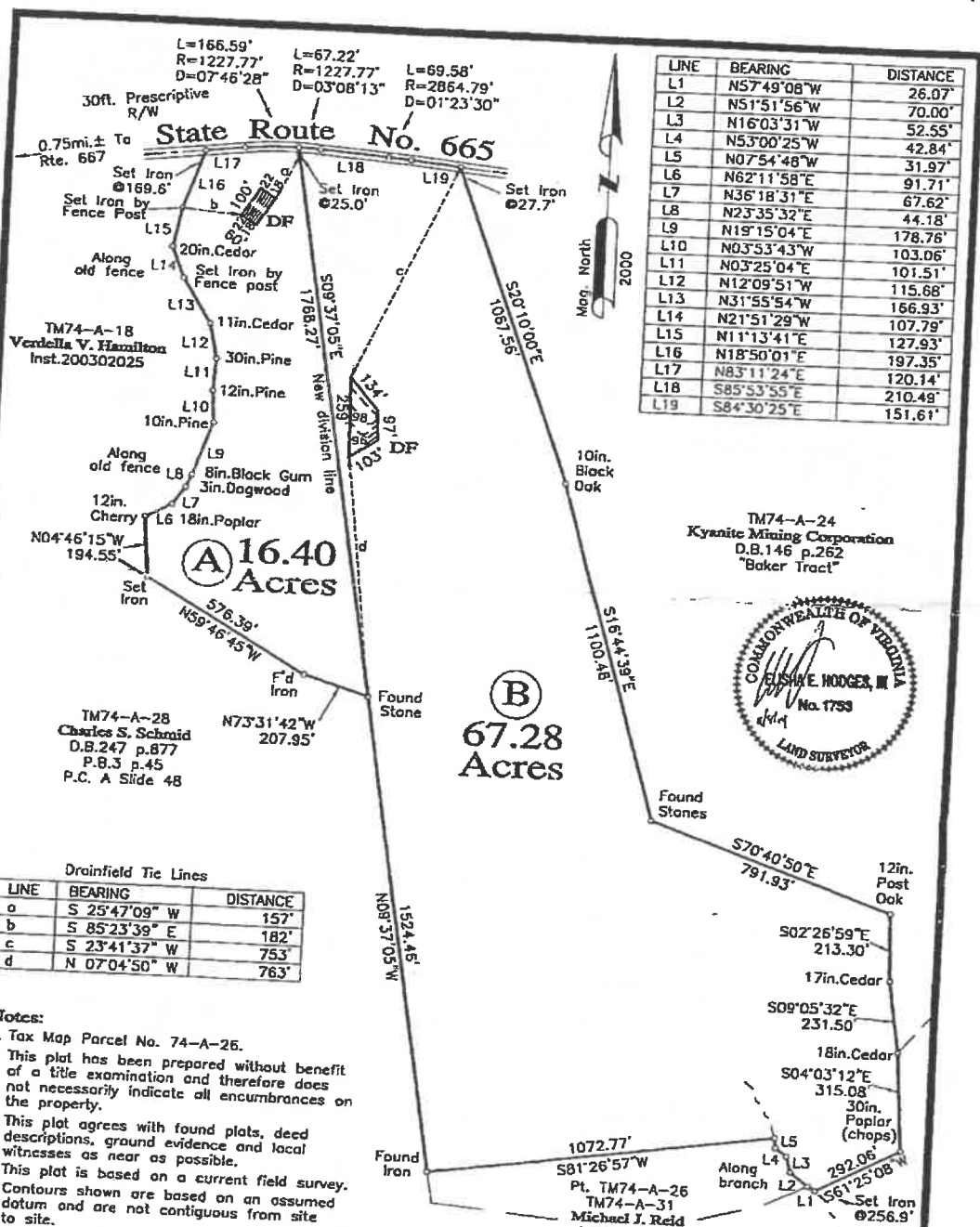
Our three thousand (3,000) square foot facility has been designed with environmental sensitivities in mind. Typical waste from a meat processing plant consists of solids (internal organs and fats) and liquids (blood). At our facility, the solids will be completely incinerated daily with no smells or pollutants to the environment. Liquids from our processing will be captured in an underground storage tank and pumped out periodically and transported to the Lynchburg WasteWater Treatment Plant for proper disposal. Taylor's Septic Service (Tank Pumping & Hauling) and Lynchburg WasteWater Treatment Plant have both accepted our plan as proposed. Handwashing, showers and typical water usage will be captured in a traditional septic tank/drain field system.

Initially, we were encouraged to find land that was zoned Industrial to build our facility. However, the price of the land suggested is cost prohibitive and prevents us from proceeding. We are therefore submitting this request to build this facility on our own property.

Submitted by Qadir and Bevrly Abdus-Sabur 11/29/2021

Sekou - operator

67-28A



Drainfield Tie Lines

LINE	BEARING	DISTANCE
a	S 25°47'09" W	152'
b	S 85°23'39" E	182'
c	S 23°41'37" W	753'
d	N 07°04'50" W	763'

- Notes:**
1. Tax Map Parcel No. 74-A-26.
 2. This plot has been prepared without benefit of a title examination and therefore does not necessarily indicate all encumbrances on the property.
 3. This plot agrees with found plats, deed descriptions, ground evidence and local witnesses as near as possible.
 4. This plot is based on a current field survey.
 5. Contours shown are based on an assumed datum and are not contiguous from site to site.

DF = Proposed drainfield site as staked by Bob Johansen, Rt. 3, Cumberland, Va. 23040 Ph:434-983-1198.

Division of Property for
Emerson & Clements Woodyards, Inc.
 Owners by Inst. # 200401149
 Buffalo District Prince Edward County Virginia

July 29, 2004
 Revised Nov. 8, 2004
 Scale 1in.=300ft.
 0' 300' 600' 900'

Michael J. Reid
 Subdivision Administrator 3/25/05 Date

Maxey-Hines & Associates, P.C.
 Land Surveyors • Engineers • Planners • Consultants
 P.O. Box 96 • Farmville Virginia 23901 • Tel:434-707-9977

0450157
 FB1093-12

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At full production, our goal is to provide this much-needed service by providing USDA inspected meat processing for the local farming community. This enables local restaurants and various public institutions to source their meat locally. Retail cuts of meat will also be available for family and individual purchase. Additionally, we expect that at full production, we will employ 10-12 full-time positions in our plant. Our proposed hours of operation are Mon-Fri 8:00 am to 5:00 pm and Sat 8:00am until noon.

Our three thousand (3,000) square foot facility has been designed with environmental sensitivities in mind. Typical waste from a meat processing plant consists of solids(internal organs and fats) and liquids (blood).At our facility, the solids will be completely incinerated daily with no smells or pollutants to the environment. Liquids from our processing will be captured in an underground storage tank and pumped out periodically and transported to the Lynchburg WasteWater Treatment Plant for proper disposal. Taylor's Septic Service (Tank Pumping & Hauling) and Lynchburg WasteWater Treatment Plant have both accepted our plan as proposed. Handwashing, showers and typical water usage will be captured in a traditional septic tank/drain field system.

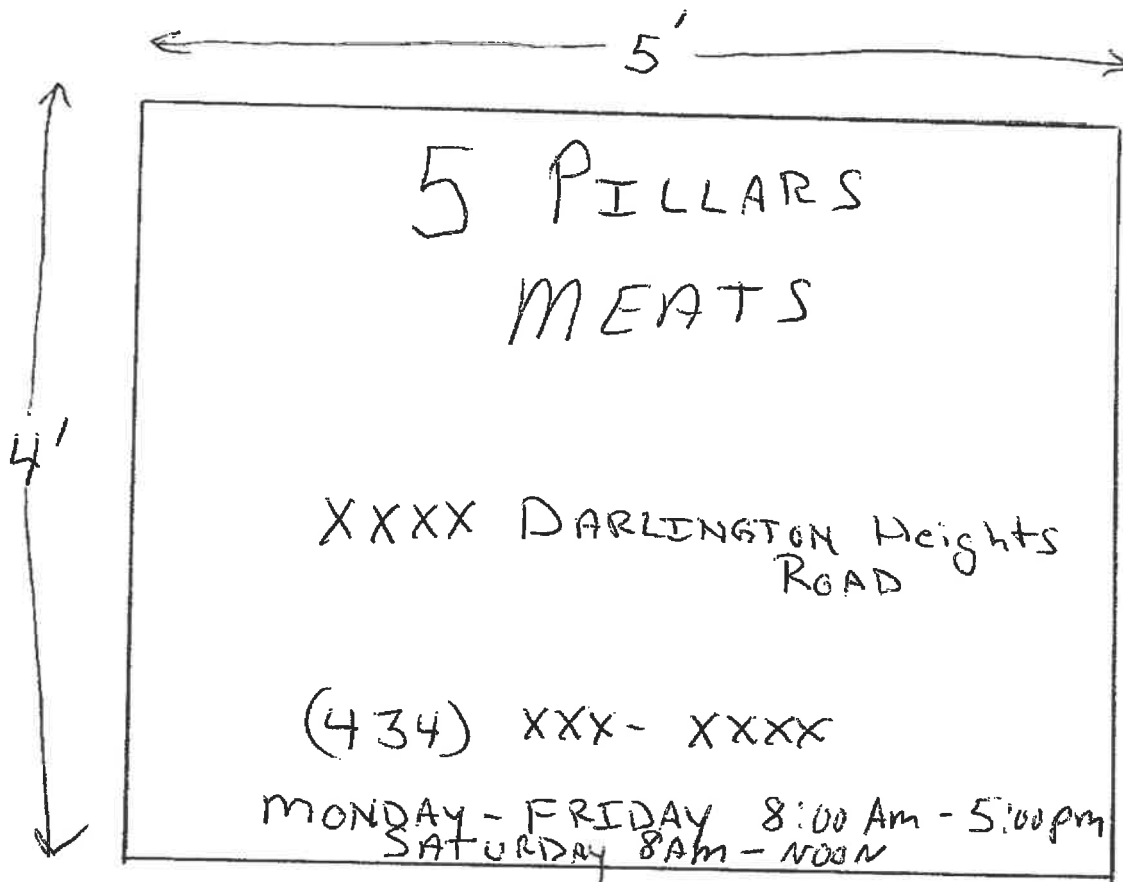
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Submitted by Qadir and Bevrly Abdus-Sabur 11/29/2021
Revised 11/30/21

SUP application requirements to be considered complete for filing:

- 1- Site plan showing building on property and setbacks denoted (Any site signage should also be shown on property).
- 2- Email or letter from VDOT stating that entrance can be obtained for the intended use.
- 3- Update narrative to include hours of operation.

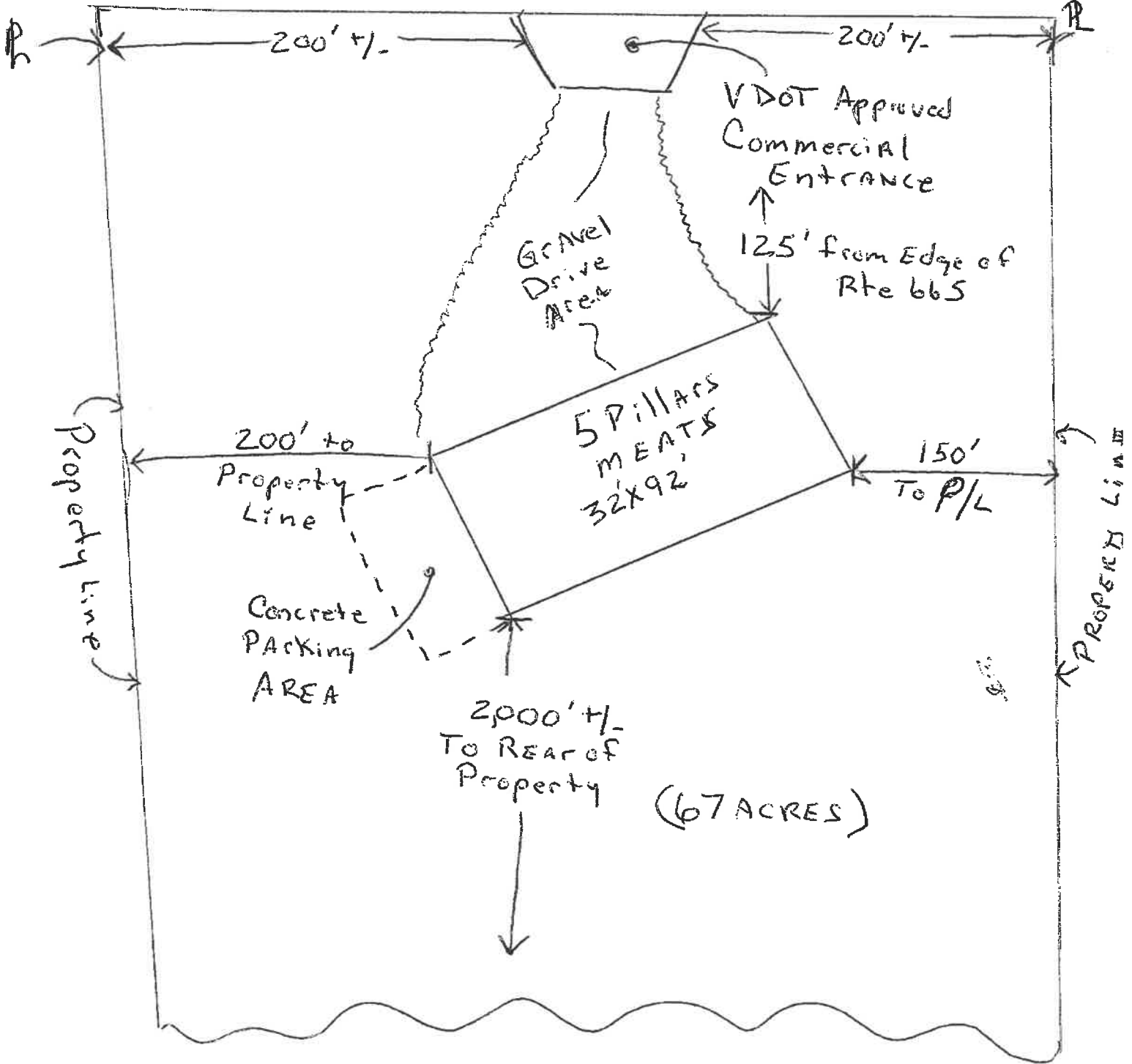
5 Pillars MEATS Sign in front yard



← To Charlotte County

To Farmville →

ST Rte 665



ABDUS-SABUR

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

Applicant: Sekou Abdus-Sabur

Location: Rt. 665, Prince Edward Co. 37.201743 -78.578291

Proposed Use: Slaughterhouse

For VDOT use only:

A Traffic Impact Statement is required per 24 VAC 30-155-60.

A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

Does the existing entrance meet VDOT requirements for the proposed use?
Yes No If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

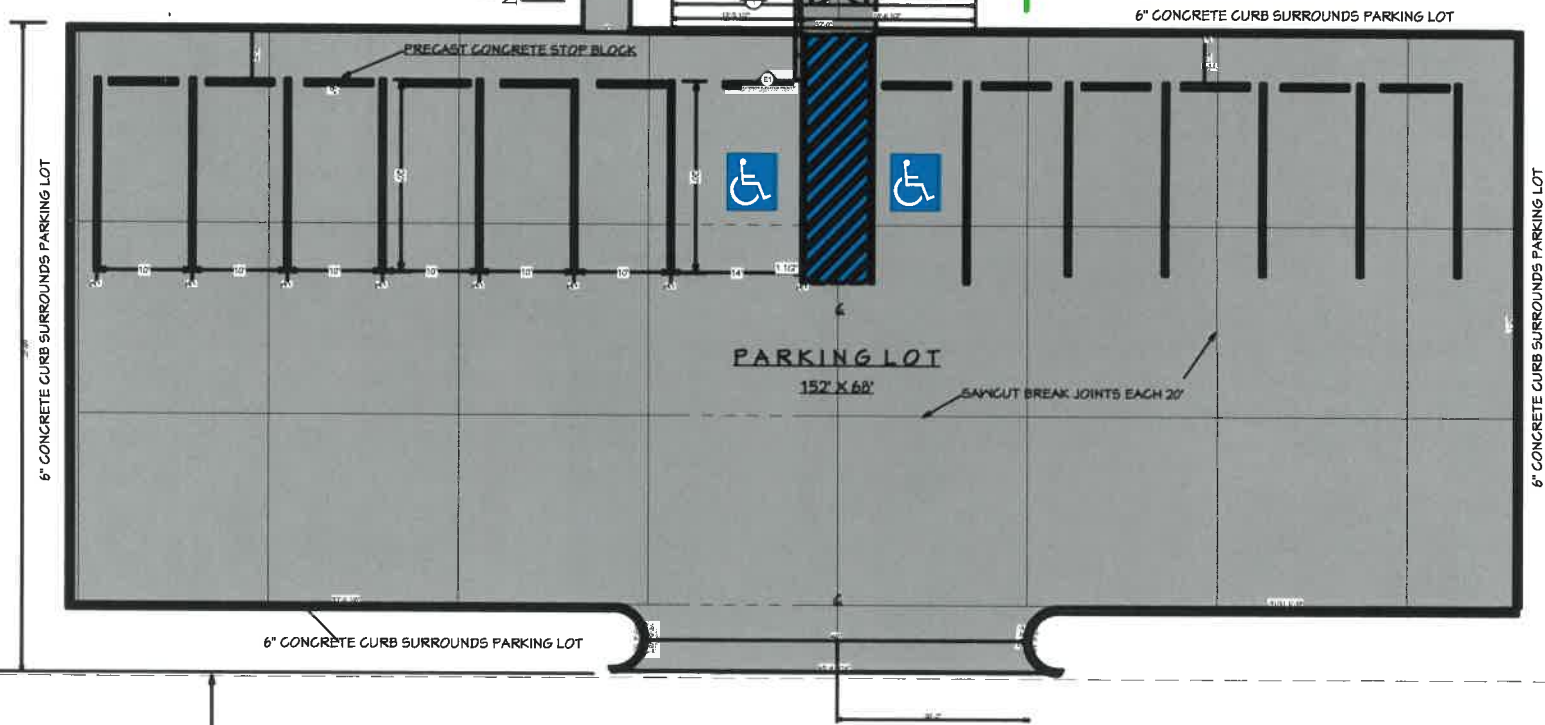
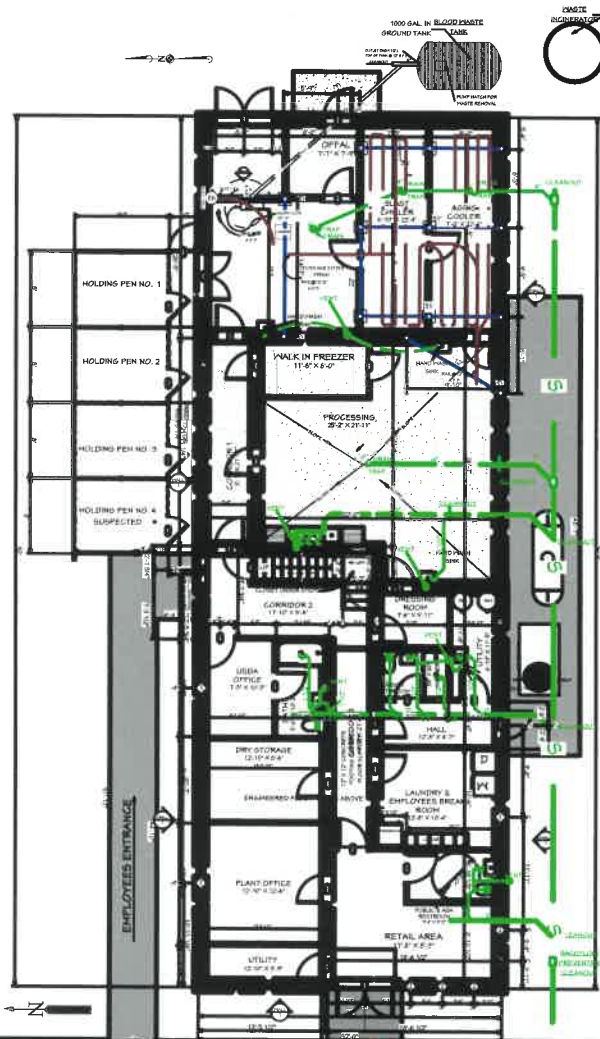
Location provides adequate sight distance for the installation of a required commercial entrance. Applicant will need to acquire a VDOT Card use permit prior to construction.

Signature of VDOT Resident Engineer: [Signature]

Printed Name: Charles J. Edwards Date: 11/30/21

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SITE PLAN
SCALE = 1"=10'

DRAWINGS PROVIDED BY:
W H OVERSTREET
 1015 W OSBORN RD
 FARMVILLE, VIRGINIA 23901 (434) 607-0507
 boverstreet.42@gmail.com

FIVE PILLARS MEATS, L.L.C.
 FARMVILLE, VA 23901

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

A-1

DATE: 11/17/2021
 SCALE: 1"=10'