

BIG DREAM PROCESSING

Todd Edwards
1624 Mathis Church Rd.
Catawba, NC 28609

Location: Mathis Church Rd. Catawba, NC.

Conditional Zoning Requested by: Big Dream Processing / William Todd Edwards

Introduction

- A. Request is for Conditional Zoning
- B. Requesting Entity: Big Dream Processing

Proposed: Conditional Zoning

- A. RCON-CD (Rural Conservation – Conditional District)
- B. Livestock Processing Building with Retail Customer Area.
- C. Phase II Retail Building.
- D. Phase II Community Use Building

Processing Facility Description:

- A. Building is proposed to be a fabricated metal building approximately 100' x 100' fully enclosed. 40' x 100' lean to with 3 sides attached to rear of processing facility for receive and stage Livestock prior to processing.
- B. Water supplied from well system.
- C. Septic.
- D. Electrical Service - 3 phase electric required through Energy United
- E. Water Quality- Proposed site is in WS4 protected area.
- F. Management- No watershed management will be required as non-impervious are less than 24. %.
- G. Erosion Control plan will be provided as required.
- H. Screening outside loading, mechanical and service area will be provided.
- I. Historical- No known historical sites are within the proposed area per National Register of Historical Sites in Catawba County NC.
- J. NCDOT application for driveway permit as part of approval.
- K. Paved area for employees and retail customer parking.
- L. Building appearance will be in keeping with community character.
- M. ADA (American Disabilities Act Compliant).
- N. Compliant with required zoning and building codes.
- O. Road signage will be approximately 4'x 8'

Processing of Livestock:

- A. The process starts with scheduling a date for processing.
- B. When the animal arrives, they are kept as calm as possible and inspected by USDA Federal inspectors on-site.
- C. After the kill process, livestock are cleaned and all waste is collected, stored for no more than 12 to 48 hours waiting for pick-up and used for other purposes.
- D. Blood is also collected and transported to be processed at another facility for fertilizer.
- E. After cleaning the whole carcass is placed in refrigeration for 10 to 14 days.
- F. carcass is then into specific cuts such as NY Strip, roasts, ground hamburger, Chops, sausage and such.
- G. Once cut they are weighed, packed, labeled and placed in a freezer.
- H. customer schedules pick-up.

Washdown, Product Waste and any possible odors:

- A. Processing facility is washed down and disinfected daily.
- B. Product waste is collected and transported from facility to be processed off-site in a timely manner.
- C. Practicing good housekeeping prevents odors.
- D. The process will meet or exceed USDA, State and local requirements for sanitation and quality.

Source of Livestock to be Processed:

- A. General Public
- B. Livestock Growers

Sales:

- A. General Public whole and half livestock processing.
- B. General Public fresh cut small quantity cuts retail.
- C. Livestock Growers
- D. Restaurants
- E. Grocery

Need:

There has been a need for livestock processing in Catawba County and now the need is greater than ever. Shortage of livestock processors within 120 miles of proposed facility has created delays in processing livestock 8 to 14 months.

The processing plant is intended to serve the livestock industry of Catawba and surrounding counties including local residents. Big Dream Processing will be USDA and NC State inspected. Big Dream Processing will provide wholesale processing for cattle and pork. Services will be offered to individuals who raise one or two animals for personal consumption to large quantity growers. Processed meats for retail meat sales directly, indirectly through grocery stores, restaurants and the general public.

Distance:

- A. Transporting livestock to processing companies is costly, causes stress and loss of body weight which also impacts the value of livestock for the grower resulting in loss of revenue.
- B. Processing plants closest to the proposed site of Big Dream Processing,
 - 1. Mayes Meats Inc. **31 mi 44min**
541 E Main Ave, Taylorsville, NC 28681 Phone: 828-632-2034
 - 2. Cruse Meat Processing **39 mi 55 min**
4701 Rimer Rd. Concord, NC 28027 Phone: 704-786-8616
 - 3. Wells Jenkins Wells **60 mi 1hr 23 min**
145 Rollins Rd. Forest City, NC 28043 Phone: 828-245-5544
 - 4. Thomas Brothers Meat Processing **56 mi 1hr 17 mi**
347 Thomas St. North Wilkesboro, NC 28659 Phone: 336-667-1346
 - 5. Piedmont Custom Meats **120 mi 2hr**
9683 Kerr’s Chapel Rd, Gibsonville, NC 27749 Phone: 336-628-4949

The lack of services available due to backlog:

All USDA meat processing plants within a 120-mile radius of the proposed location have 11 to 15 months wait period for first available appointments due to demand. Backlog is a detriment to the local livestock grower. Without processing available the local livestock growers will be shut-down.

As of 6/10/2020 first available scheduled appointment is after April 15, 2021.

- A. Mayes Meats Inc. 7/2021
- B. Cruse Meat Processing 6/2021
- C. Wells Jenkins Wells 4/2021
- D. Thomas Brothers Meat Processing 8/2021
- E. Piedmont Custom Meats Not scheduling till after 1/2021

Phase II Retail Store:

Description:

Retail Storefront Building is proposed to be a fabricated metal building approximately 50' x 50' fully enclosed.

- A. Water supplied from well system.
- B. Septic.
- C. Electrical Service - 3 phase electric required through Energy United.
- D. Water Quality- Proposed site is in WS4 protected area.
- E. Management- No watershed management will be required as non-impervious are less than 24. %.
- F. Erosion Control plan will be provided as required.
- G. Screening outside loading, mechanical and service areas will be provided.
- H. Historical- No known historical sites are within the proposed area per National Register of Historical Sites in Catawba County NC.
- I. NCDOT application for driveway permit as part of approval.
- J. Paved area for employees and retail customer parking.
- K. Building appearance will be in keeping with community character.
- L. ADA (American Disabilities Act Compliant).
- M. Compliant with required zoning and building codes.

Phase II Community Education Center

Building is proposed to be a fabricated metal building approximately 50' x 100' fully enclosed

- A. Water supplied from well system.
- B. Septic.
- C. Electrical Service - 3 phase electric required through Energy United
- D. Water Quality- Proposed site is in WS4 protected area.
- E. Management- No watershed management will be required as non-impervious are less than 24. %.
- F. Erosion Control plan will be provided as required.
- G. Screening outside loading, mechanical and service area will be provided.
- H. Historical- No known historical sites are within the proposed area per National Register of Historical Sites in Catawba County NC.
- I. NCDOT application for driveway permit as part of approval.
- J. Paved area for employees and retail customer parking.
- K. Building appearance will be in keeping with community character.
- L. ADA (American Disabilities Act Compliant).
- M. Compliant with required zoning and building codes.

Community Building phase 2:

Description:

- A. Community building will be steel of construction.
- B. Proposed footprint measure 50'x100'
- C. Building appearance will be in keeping with community character.
- D. Water supplied from well system.
- E. Septic
- F. Kitchen
- G. Paved area for parking and driveway.
- H. ADA (American Disabilities Act Compliant).
- I. Signage will be 3'x 5' attached to building.

Purpose:

- A. Building will be used for community meetings
- B. FFA (Future Farmers of America)
- C. 4H
- D. Cattleman's Association
- E. CVCC Outreach
- F. Church Functions
- G. Family Functions

Conclusion:

Records show that over the past 4 years, scheduling livestock for processing has a 3-month delay on average. In the past several months supply chains of beef and pork have broken down. Delay is now 13-month average. Suppliers like US Foods cannot supply beef and pork as needed to meet the demand of livestock producers, general public, restaurants and grocery stores.

Lack of processing services in the Catawba County and surrounding areas is being felt by many who depend on sale and consumption of beef and pork. Big Dream Processing under the direction of Todd Edwards will meet that need. Local support from the general public and the Cattleman's Association has been overwhelming.