

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZTA 2017-04 Farmers' Markets	AGENDA DATE: August 9, 2017
SUBJECT/PROPOSAL/REQUEST: The proposal has two components: 1. Amendment of the site plan submittal requirements. 2. Allowing Farmers' Markets by-right in the Rural Areas and Village Residential districts.	STAFF CONTACT(S): Bill Fritz PRESENTER (S): Bill Fritz

BACKGROUND:

At its meeting on July 11, 2017, the Planning Commission voted unanimously to recommend approval of amendments to the Farmers' Markets site plan submittal requirements. At that meeting the Planning Commission also voted unanimously not to support allowing Farmers' Markets as a by-right use in the Rural Areas and Village Residential districts.

DISCUSSION:

The Planning Commission recommended approval of the amendments to the Farmers' Markets site plan submittal requirements. The Commission was satisfied that the changes will allow the County to require necessary information on a site plan without placing an undue burden on applicants. Staff and the Planning Commission recommend that the Board adopt the attached ordinance, which amends the site plan submittal requirements only (Attachment E).

The Commission did not believe that it was necessary to amend the ordinance to allow Farmers' Markets as a by-right use in the Rural Areas and Village Residential districts. The Commission did state that it may be appropriate to consider this change in the future if the need arises. During any evaluation of a change in the ordinance a wide variety of issues should be considered including: changes to vendor definitions to insure that only products produced in Albemarle are sold, hours, days of the week, size of structures, number of vendors, size of the lot used, number of parking spaces, lighting, screening and a number of other issues. None of the issues identified by the Commission have been evaluated by staff or considered by the public. Staff and the Planning Commission do not recommend adoption of the ordinance to allow Farmers' Markets as a by-right use in the Rural Areas and Village Residential districts (Attachment F).

RECOMMENDATIONS:

If the Board wishes to amend only the site plan submittal requirements, staff recommends that the Board adopt version 1 of the proposed ordinance (Attachment E).

If the Board wishes to amend the site plan submittal requirements and to allow Farmers' Markets as a by-right use in the RA and VR districts, staff recommends that the Board adopt version 2 of the proposed ordinance (Attachment F).

ATTACHMENTS:

- A- Planning Commission Action Letter
- B- Staff Report
- C- Planning Commission Minutes
- D- Emails from Public
- E- Proposed Ordinance – Version 1
- F- Proposed Ordinance – Version 2