

# COUNTY OF ALBEMARLE

## TRANSMITTAL TO THE BOARD OF SUPERVISORS

### SUMMARY OF PLANNING COMMISSION ACTION

<b>AGENDA TITLE:</b> ZTA 2017-10 Farmers' Markets Performance Standards	<b>AGENDA DATE:</b> September 5, 2018
<b>SUBJECT/PROPOSAL/REQUEST:</b> The amendment would make farmers' markets a by-right use in the RA, Rural Areas; MHD, Monticello Historic District; and VR, Village Residential zoning districts, provided performance standards are met. Farmers' markets that do not meet the performance standards would continue to be permitted by special use permit.	<b>STAFF CONTACT(S):</b> Blair, Fritz
	<b>PRESENTER (S):</b> Bill Fritz

**BACKGROUND:**

On October 11, 2017, the Board of Supervisors adopted a resolution of intent to amend the ordinance to allow farmers' markets as a by-right use, subject to performance standards.

**DISCUSSION:**

On June 26, 2018, the Planning Commission held a public hearing and unanimously recommended approval of the zoning text amendment with one revision to clarify that by-right farmers' markets are an auxiliary use of the property and not a separate stand-alone by-right use. Staff has made the appropriate change to the ordinance.

The Planning Commission discussed potentially limiting the number of vendors, as well as provisions for verifying only local products are sold at the markets to promote local products, but did not recommend those changes at this time. Changes to the ordinance addressing products at by-right use and special use farmers' markets is a broader issue that will require further discussion.

**RECOMMENDATIONS:**

The Planning Commission and staff recommend approval of ZTA 2017-10 Farmers' Markets Performance Standards.

**ATTACHMENTS:**

Attachment A – Staff report for 6/26/2018 Planning Commission Public Hearing  
Attachment B – Action letter for 6/26/2018 Planning Commission Public Hearing  
Attachment C – Meeting minutes for 6/26/2018 Planning Commission Public Hearing  
Attachment D – Proposed ordinance for adoption