



***Special Use Permit #2014-0113***  
***5055 Seminary Road – Southern Towers Farmers’ Market***

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Application	General Data	
Consideration of a request to operate an outdoor food and crafts market.	<b>Planning Commission Hearing:</b>	February 3, 2015
	<b>City Council Hearing:</b>	February 21, 2015
<b>Address:</b> 5055 Seminary Road	<b>Zone:</b>	RC/High-Density Apartment
<b>Applicant:</b> Jim Nicholson	<b>Small Area Plan:</b>	Beauregard

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Alex Dambach, AICP [alex.dambach@alexandriava.gov](mailto:alex.dambach@alexandriava.gov)

**PLANNING COMMISSION ACTION, FEBRUARY 3, 2015:** By unanimous consent, the Planning Commission recommended **approval** of the request, subject to compliance with all applicable codes, ordinances, and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.

**PLANNING COMMISSION ACTION, JANUARY 6, 2015:** Without objection, the Planning Commission noted the deferral of the request.

**Reason:** The applicant failed to comply with the legal notice requirements.



**SUP #2014-0113**  
**5055 Seminary Road**



## I. DISCUSSION

The applicant, Jim Nicholson, requests Special Use Permit approval to operate an outdoor food and craft market at the northwest corner of the parking lot at Southern Towers Apartments located at 5055 Seminary Road.

### SITE DESCRIPTION

The subject property is one lot of record with approximately 1,700 feet of frontage along the entire block of Seminary Road between Interstate 395 and Beauregard Street. The site also has approximately 1,000 feet of frontage along interstate 395 and approximately 400 feet of frontage along Beauregard Street. The total lot area is 40.6 acres. Multi-family residential uses surround the site on the north and east, Interstate 395 borders the site to the south, and the Mark Center multi-use complex is to the west, across Seminary Road. The site is developed with the Southern Towers Apartments, a high density residential and mixed-use community with five 15-story high rise residential buildings; a small commercial complex that contains a bank and a 7-Eleven convenience store, a clubhouse, two swimming pools, tennis courts, and other facilities. The complex was built in 1960 and has 2,340 residential units.



### BACKGROUND

Southern Towers is a large mixed-use apartment complex with a small commercial/retail building that contains a bank and a 7-Eleven convenience store, which was approved by special use permit in 2004 (SUP2003-00112). Currently, another development special use permit application is pending, which is for the reconstruction of the complex's clubhouse and the addition of a day care use.

The applicant established an outdoor food and craft market at the northwest corner of the complex's parking lot in 2013. Upon discovery of this market, Zoning Staff instructed him to obtain necessary zoning approvals in order to remain operational. The applicant, accordingly, submitted special use permit documents in August of 2013. Unfortunately, the RC zone, where the complex is located, did not permit outdoor food and craft markets at that time. On September 4, 2014 City Council adopted a zoning ordinance text amendment (TA2014-0004) that permits outdoor food and craft markets in high-density residential zones, including this RC zone, with special use permit approval. After adoption of this ordinance, the applicant again applied for approval to continue operation of this food and craft market at this site.

### PROPOSAL

The applicant operates the Farmers' Market at Southern Towers in a 50-space section of the parking lot at the northwest corner of the site near the intersection of Seminary Road and Beauregard Street. The applicant seeks approval to continue operation of this market. It is configured with tent structures with three rows of stalls selling produce, crafts, and prepared foods. The market operates on Saturdays and Sundays only between 9 a.m. and 9 p.m., with set-up beginning at 8 a.m. on both days. Inventory is delivered in trucks before operation and throughout the day. No odors are anticipated, and trash consists mostly of cardboard boxes. All trash and litter is removed by the market manager by the end of each day.



### PARKING

The Zoning Ordinance does not include a specific parking requirement for outdoor food and craft markets, but adequate parking is provided for this activity. This market operates at an existing residential parking lot. A total of 50 spaces are reserved for the use, of which approximately 19-20 spaces are taken up by trucks and the market stalls. Another 30 spaces are available for vendors and customers. The complex has a total of 2,437 existing spaces.

### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RC-High Density Apartment zone. A recent text amendment to the Zoning Ordinance allows an outdoor food and craft market in this zone if a full hearing special use permit is granted. This site is in the Beauregard Small Area Plan chapter of the Master Plan, which designates this portion of the Southern Towers property for commercial redevelopment with office and retail uses. The plan generally promotes a mixture of



uses in areas near transit stops and major intersections. Southern Towers has several bus stops, and additional transit improvements are planned for the area. This project is compatible with the plan.

## **II. STAFF ANALYSIS**

Outdoor food and craft markets are a popular and beneficial way to build a sense of community, stimulate outdoor pedestrian activity, and improve access to healthy and fresh food. Alexandria has several food and craft/farmers' markets already operating in other areas that add to the richness of the urban environment and give residents the opportunity to consume a variety of interesting, quality foods. They also give farmers and crafts people an opportunity to sell their goods, thus stimulating the regional economy. This market has become very popular during its operation and has generated a 4-star rating on Yelp as well as a loyal customer base. Residents of this complex and nearby multi-family residential areas are able to walk to this location and purchase fresh produce. Although the apartment complex contains a 7-Eleven, residents have limited access to full-service supermarkets. There is a public benefit to accommodating a food and craft market here with fresh, higher quality foods to cater to the dietary needs of residents. According to Census estimates, approximately 18 percent of the households at this complex do not own an automobile, so the availability of healthy food from a food and craft market on-site is especially valuable to those residents without cars.

Staff finds this request to be reasonable, and finds that it would continue to improve the quality of life for Southern Towers and surrounding area residents and be a community asset. Few, if any, negative impacts are anticipated. Staff proposed several conditions to avoid potential problems from the operation. Condition 15 prohibits amplified sound. The sale of alcoholic beverages would not be allowed (Condition 4). There are also conditions assuring quality management and litter removal.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the outdoor food and crafts market shall be restricted to between 9 a.m. and 9 p.m. on Saturdays and Sundays. (P&Z)
3. Any substantial changes to the existing market layout plan, including expansion onto other properties, may be approved by the Director of Planning & Zoning upon submission of a revised layout plan and such additional information as the Director may require. (P&Z)
4. Alcoholic beverage sales are prohibited. (P&Z)
5. No on-site food preparation shall be permitted without approval by the Health Department. (P&Z)
6. No on-site storage of trailers shall be permitted except during the time period from one hour before until one hour after the operating hours for the market. (P&Z)
7. Toilet facilities shall be made available to the public unless the Director of Planning & Zoning determines that their provision is infeasible. (P&Z)
8. The applicant shall designate one person to serve as the Market Master, and at least one other person to serve as alternate, and shall provide to the Director of Planning & Zoning an up-to-date listing of the names of those persons and their home and work telephone numbers. (P&Z)
9. The Market Master or his/her designee shall be present prior to the opening of the market and at the closing of the market and shall oversee the cleanup of the properties and adjacent sidewalk areas at the end of the market day. (P&Z)
10. The Market Master shall maintain a set of rules for the operation of the market. Any changes to these rules require review and approval by the Director of Planning & Zoning. Copies of those rules shall be given to each vendor and made available upon request to nearby residents, businesses and to civic associations in the vicinity. (P&Z)
11. The rules of operation for the market shall state who is eligible to sell goods in the market and under what conditions. It is expected that the market shall primarily consist of the sales of produce and baked and prepared goods. (P&Z)
12. The Market Master shall maintain a list of vendors with addresses and telephone numbers. (P&Z)



13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
14. The applicant shall control any air pollution from operations at the site and prevent it from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
15. All loudspeakers shall be prohibited. (T&ES)
16. All loading/unloading activities for the market shall be on site and shall not extend into any public right-of-way (P&Z)
17. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the market website, and other similar methods. (P&Z) (T&ES)
18. Farm products and crafts shall be the predominant vending items at this market. Prepared foods, which are also permitted, are those food items that are processed in some way by the vendor and are approved by the Alexandria Health Department. These items include, but are not limited to, cured meats, baked goods, preserves, pickles, juices, home canned products, and cheeses. All prepared foods shall be prepared in an approved food preparation unit on-site or at an approved food service facility. (P&Z)
19. Vendors who wish to sell cheese, canned goods (fruits, vegetables, juices, etc.), or baked goods must first obtain the approval of the Alexandria Health Department, and have evidence of that product approval in their possession, whenever they are selling these products. (P&Z)
20. All vendors shall register with the Alexandria Health Department as required and shall adhere to, and the Market Master shall enforce, appropriate food safety guidelines and requirements developed by the Alexandria Health Department. (P&Z)
21. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 for a security survey and robbery readiness training for vendors. (P&Z)
22. A copy of the Special Use Permit certificate and conditions shall be kept on the premises and made available for examination by the public upon request. (P&Z)
23. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which

create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with operation of the use and that new or revised conditions are needed. (P&Z)

24. All waste products including but not limited to organic compounds (solvents), shall disposed of in accordance with all local, state and federal ordinances or regulations (T&ES)
25. Equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
26. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
27. Farmers' Markets need to register with the Alexandria Health Department. If you have any questions about registering please contact Lydia Zweimiller at 703-746-4865 or [Lydia.zweimiller@vdh.virginia.gov](mailto:Lydia.zweimiller@vdh.virginia.gov). (Health)

STAFF: Alex Dambach, AICP, Div. Chief - Land Use, Department of Planning and Zoning;

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.



#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-2. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-3. The applicant shall control any air pollution from operations at the site and prevent it from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-4. Equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
- R-5. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6. All loudspeakers shall be prohibited. (T&ES)
- R-7. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the market website, and other similar methods. (T&ES)
- C-1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

##### Code Enforcement:

No comments received

Health:

R-1. Farmers' Markets need to register with the Alexandria Health Department. If you have any questions about registering please contact Lydia Zweimiller at 703-746-4865 or [Lydia.zweimiller@vdh.virginia.gov](mailto:Lydia.zweimiller@vdh.virginia.gov).

Parks and Recreation:

No comments received

Police Department:

No comments received

Fire Department:

F-1 Depending on the extent of the operation, a fire prevention permit may be required. Further information will be required to make a final determination.





## APPLICATION

# SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2014-0113

PROPERTY LOCATION: 4901 SEMINARY RD.

TAX MAP REFERENCE: 020.01-01-01 ZONE: RC

**APPLICANT:**

Name: Jim Nicholson

Address: 851 SHORE ACRES RD. ARNOLD, MD. 21012

PROPOSED USE: FRESH PRODUCE / FARMERS MARKET

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Jim Nicholson  
Print Name of Applicant or Agent

[Signature] 9/12/14  
Signature Date

851 SHORE ACRES RD  
Mailing/Street Address

443-822-3512  
Telephone #

ARNOLD, MD. 21012  
City and State Zip Code

FARMERSMARKETMDVA@AOL.COM  
Email address

ACTION-PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

ACTION-CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

SUP # \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

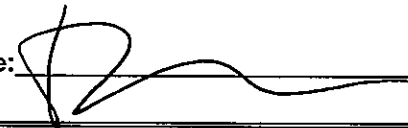
As the property owner of SOUTHERN TOWERS, I hereby  
(Property Address)  
grant the applicant authorization to apply for the FARMERS MARKET use as  
(use)  
described in this application.

Name: PETER COLARULLI  
Please Print

Phone 571-257-2505

Address: 4600 N FAIRFAX DR

Email: PETER@SNELLCC.COM

Signature: 

Date: 1/29/15

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

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## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Snell Construction Corporation	4600 N. Fairfax Drive, Suite 1000 Arlington, VA	50%
2. Carruthers Properties LLC	4600 N. Fairfax Drive, Suite 1000 Arlington, VA	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5055 Seminary Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Southern Towers, LLC	c/o Snell Construction Co 4600 N Fairfax Drive,	100%
2.	Suite 1000 Arlington, VA	
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NA		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

\_\_\_\_\_  
Date Printed Name Signature

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. JAMES E. Nicholson	851 SHORE ACRES	100%
2.	ROAD ARNOLD, MD.	
3.	21012	

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).


For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE	NONE	NONE
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/31/15      Jim Nicholson  
Date                      Printed Name

  
Signature

**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):

- ☒ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

200-300 PER DAY

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

6 PER DAY

6. Please describe the proposed hours and days of operation of the proposed use:

Day: SATURDAY - SUNDAY

Hours: 9AM - 9 P.M.

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NONE - THERE WILL BE NO ~~NOISE~~ NOISE  
ISSUES.

B. How will the noise be controlled?

N/A - NO NOISE



8. Describe any potential odors emanating from the proposed use and plans to control them:

NONE - NO ODORS

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

CARD BOARD - RECYCLED IN LAUREL  
TRASH IN DUMPSTERS ON PROPERTY

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

200 LBS PER WEEK END

- C. How often will trash be collected?

N/A - WE HAVE A TRUCK FOR TRASH

- D. How will you prevent littering on the property, streets and nearby properties?

STAFF PICKS UP ANY LITTER

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[ ] Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

LOTS OF SPACE BETWEEN Rows FOR PRODUCE.

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## ALCOHOL SALES

13. A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

50 Standard spaces  
0 Compact spaces  
6 Handicapped accessible spaces.  
0 Other.

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?  <input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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- B. ~~Where~~ is required parking located? (check one)  
☒ on-site  
☐ off-site

If the required parking will be located off-site, where will it be located?

\_\_\_\_\_

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 4

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?  <input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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- B. Where are off-street loading facilities located? AT MARKET
- C. During what hours of the day do you expect loading/unloading operations to occur?  
8 AM / 9 PM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
AS NEEDED DURING BUSINESS HOURS.
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
ADEQUATE

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?

☐ Yes

☒ No

Do you propose to construct an addition to the building?

☐ Yes

☒ No

How large will the addition be? \_\_\_\_\_ square feet. N/A

18. What will the total area occupied by the proposed use be?

800 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total) TENT SPACE IS

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other. Please describe: TENTS IN CORNER OF PARKING LOT

APPROX 800 SQ. FT.

End of Application

Nathan Randall  
Alexandria Zoning & Planning  
301 King Street, #2100  
Alexandria, VA 22314

The Farmers Market provides the best quality in produce at affordable prices for the tenants that live at Southern Towers Apartment. In which, many of them are low income, elderly and are without convenient transportation. Taking a bus to the grocery store was the only option for many of the residences living there. Southern Towers and our Farmers Market has partnered together to allow this amenity for the tenants and surrounding neighborhoods.

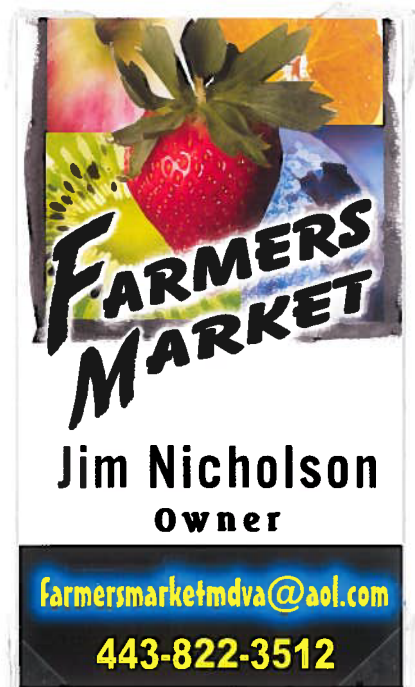
Because of this partnership we have become quite popular with the tenants at Southern Towers as well as with many of the locals.

My son, Jimmy, and I have made it a point to make our market educational for families to come to....We strive to educate our customers on the benefits of certain produce that may not be common knowledge. We also show them how to take proper care of what they buy to lessen the amount that spoils.

We have enjoyed serving and meeting the people of Southern Towers and the locals of Alexandria that shop with us. We are looking forwards to continuing a long partnership with Southern Towers and the City of Alexandria.

Thank you very much  
With Best Regards,

Jim and Jimmy Nicholson





[illegible]

5							
7							
8							
9							
10							

③

[illegible]

5

6

5655 + Tree

[illegible]

PARISH AREA

# Southern Towers

## CASH AND BAGGING TABLES

# SOUTHERN TOWERS

- ① PRODUCE AREA
- ② PRODUCE AREA
- ③ AREA FOR ANY FARMERS  
OR  
CRAFTS PEOPLE
- ④ SOAP LADY TABLE
- ⑤ BETWEEN 10 + 20 FEET FROM CURB  
+ TO PRODUCE - DEPENDING ON AMOUNT  
⑥ OF PRODUCE
- ⑦ GREETING TABLE -
- 8-10 - Focus AREA For "PRODUCE OF  
THE DAY."







