

OUTDOOR FOOD AND CRAFTS MARKETS
Zoning Ordinance Section 11-513(F)

Qualify for Administrative Review?

Will the outdoor food and crafts market **prohibit** alcohol sales? X Yes ___ No

Will food preparation and storage of trailers be located on a different site than the proposed outdoor food and crafts market? X Yes ___ No

Will the outdoor food and crafts market operate two days a week or less? X Yes ___ No

Are the hours between 7:00 a.m. and sundown? X Yes ___ No

If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process.

Note: City staff must review a plan for the layout of the market and the plan must be approved before beginning operations. Any changes to the plan must be approved.

There must to be a set of rules for all vendors and for the market. The Director approves the rules and any changes to the rules. Copies of the rules must be given to each vendor, to nearby residents and businesses, and to the civic associations in the vicinity.

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

MARKET MASTER

A market master must be designated, and an alternate, and their names and contact information must be provided before opening the market.

The market master must be present at the opening and the closing of the market, and must oversee cleanup of the area. The market master must also maintain a list of vendors with addresses and telephone numbers.

Who is the market master? JIM NICHOLSON (name)

851 SHORE ACRES RD, ARNOLD, MD 21012 (address)

443-822-3512 (phone)

FARMERSMARKETMDVA@AOL.COM (email)

Who is the alternate market master? JIMMY NICHOLSON (name)

851 SHORE ACRES ROAD, ARNOLD, MD 21012 (address)

443-822-3513 (phone)

JIMDEEPSOUTH@AOL.COM (email)

MARKET RULES FOR VENDORS

Please provide the market rules with your application.

The rules must state who is eligible to sell goods in the market and under what conditions. It is expected that the market will include the sale of produce, and baked and prepared goods, and that the produce will be predominantly grown by the vendors, except during the spring and late fall when resale produce may predominate.

The rules must also state the appropriate food safety guidelines developed by the Alexandria Health Department.

Complete the Administrative Special Use Permit Application on the following pages.



SUP # 2013-0068

Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: SOUTHERN TOWERS

ZONE: RC

TAX MAP REFERENCE: 020.01-01-01

APPLICANT'S INFORMATION:

Applicant: JIM NICHOLSON Business/Trade Name: FARMERS MARKET

Address: 4901 SEMINARY ROAD ALEXANDRIA, VA 22311

Phone: 443-822-3512

Email: FARMERSMARKETMDVA@AOL.COM

PROPOSED USE:

- Day Care Center
- Restaurant
- Outdoor Dining (not within the King Street Retail Overlay)
- Light Auto Repair
- Overnight Pet Boarding
- Live Theater
- Outdoor Food and Crafts Market Center
- Outdoor Garden Center
- Catering Business
- Outdoor Display
- Valet Parking

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: _____

Please submit the following with this application form:

Site Plan At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan At a minimum, show and label all interim features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

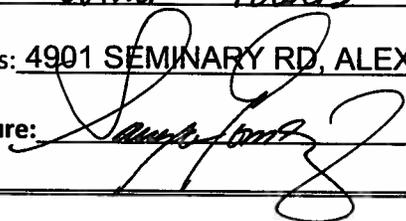
PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 4901 Seminary Rd. Alexandria, VA (property address), for the purposes of operating a Farmers Market (use) business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Southern Towers Phone: 703-567-4923

Address: 4901 SEMINARY RD, ALEXANDRIA Email: sgomez@virginiamanagement.com

Signature:  Date: 08/29/2013

1. 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 and the percent of ownership.

JIM NICHOLSON 50%

JIMMY NICHOLSON 50%

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

PROVIDING FRESH PRODUCE AT LOW COST AND AT A CONVENIENT LOCATION

3. Please describe the proposed hours of operation:

Days	2	Hours
Daily		

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	
Saturday	9AM TO DARK
Sunday	9AM TO DARK

4. 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).

30 TO 50 PATRONS WITHIN AN HOUR

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

4 TO 5 PER SHIFT

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

50 Standard and compact spaces
3 Handicapped accessible spaces
 Other

- B. Please give the number of:
Parking spaces on-site 2300
Parking spaces off-site 0

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

N/A

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

- A. How many loading spaces are available for the use? 5
- B. Where are off-street loading spaces located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur? LOADING/UNLOADING BETWEEN 6AM TO 9:30PM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? EVERYDAY AS REQUIRED

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A

APPLICANT'S SIGNATURE

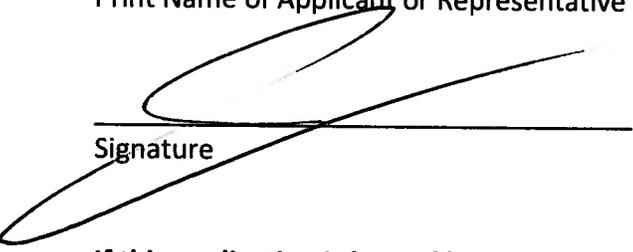
Please read and initial each statement:

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

Initial: 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 Representative


Signature

Date

8/28/13

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: _____

Phone: _____

Email: _____

Fax: _____

MARKET RULES

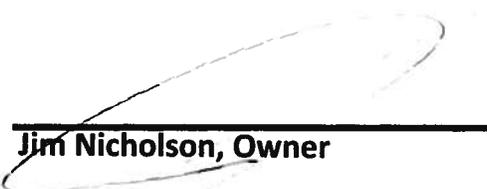
Farmers Market
4901 Seminary Road
Alexandria, VA 22311

Personel eligible to sell goods:

Jim Nicholson
Jimmy Nicholson
Kenny Simmons Owner of Clayton Farms, Denton, MD

Condition to sell:

Open to all local farmers
No prepared foods allowed



Jim Nicholson, Owner

SOUTHERN TOWERS APARTMENTS
4901 SEMINARY ROAD
ALEXANDRIA, VIRGINIA 22311
703-567-4901

August 28, 2013

Jim Nicholson
851 Shore Acres Road
Arnolds, MD 21012

To whom it may concern:

This letter is to attest that Mr. Jim Nicholson has permission to operate his Farmers Market on Southern Towers premises located at, 4901 Seminary Road, Alexandria, VA 22311. This letter shall serve as a form of verification only.

Should you have any questions concerning this matter, please feel free to contact Sanja Gomez at 703-567-4923 between the hours of 9am to 5pm, Monday to Friday.

Sincerely,

Sanja Gomez
Accounts Payable Administrator
Southern Towers, LLC

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.

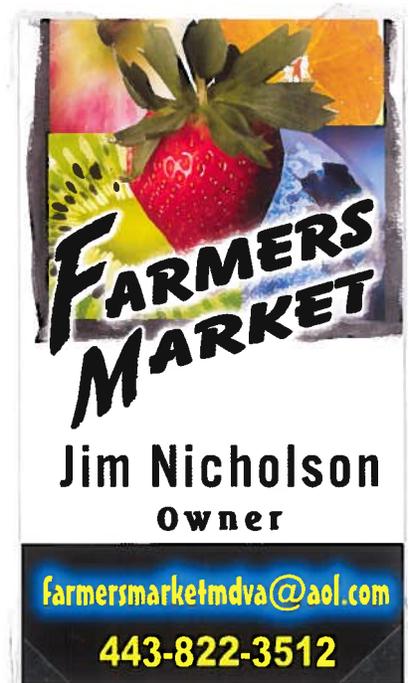
Because of this partnership we have become quite popular with the tenants at Southern Towers as well as with many of the locals.

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



SUP 2013-0068



268 ft

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Imagery Date: 10/12/2012 38°50'01.54" N 77°06'56.07" W elev 245 ft eye alt 1429 ft

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263 ft

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