



**CHARLOTTE**

**CHARLOTTE-MECKLENBURG  
PLANNING**

# **MOBILE FOOD VENDORS**

**CITIZEN ADVISORY GROUP MEETING**

**April 29, 2014**

- Welcome & Introductions
- Purpose and Process
- Recap of April 3, 2014 meeting
- Concerns
- Current Regulations
- Updated Recommendations
- Questions and Feedback
- Next Steps

## PROCESS

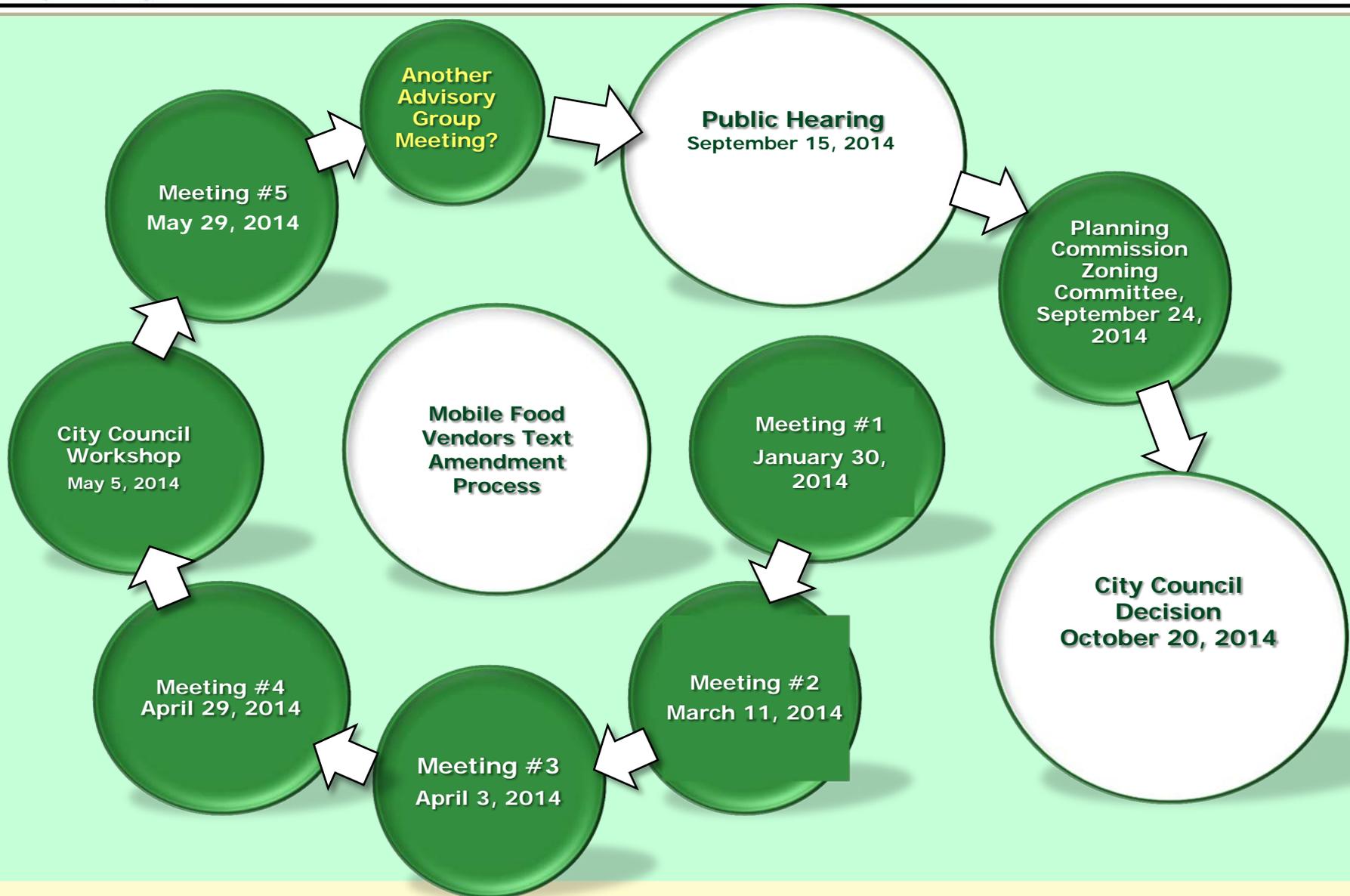
Through a citizen advisory group process, Planning staff will explore current mobile food vendor regulations and possibly modify the regulations that allow the use in Charlotte.

- ❖ Citizen Advisory Group Meetings
- ❖ Staff Recommendation
- ❖ Public Hearing
- ❖ City Council Decision



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# PROCESS FLOWCHART



# Text Amendment Process

## Citizen Advisory Group

### Role of Citizen Advisory Group Members:

- Help identify issues and concerns
- Help identify possible solutions
- Provide feedback on staff recommendations
- Attend and participate in meetings

### Role of Staff:

- Educate and inform
- Help identify issues and concerns
- Help identify possible solutions
- Develop staff recommendations
- Listen to Citizen Advisory Group Members issues and concerns
- Present staff recommendations and bring forward any outstanding issues to City Council

# Text Amendment Process

## Citizen Advisory Group

### Role of Planning Commission

- A member is assigned to attend Citizen Advisory Group meetings and reports back their observations to the full Commission
- Members of the Planning Commission's Zoning Committee attend public hearing on text amendment
- Members of the Zoning Committee meet and make recommendation that is forwarded to the City Council
- Members of the Zoning Committee attend public hearing where decision is made by City Council





# LAST MEETING RECAP

- Length of permit
- Allow flexibility to move around
- Vendor location
  - in front of restaurants
  - on public property
  - in business and office parks
- Hours of operation
- Separation requirements
  - from other mobile food vendors
  - from residential use in residential district

# LAST MEETING RECAP

## TYPES OF LOCATIONS FOR MOBILE FOOD VENDORS

- PRIVATE PROPERTY
- CENTER CITY PARTNERS
- STREET RIGHT-OF-WAY



# ADDITIONAL DIALOGUE

- Food Truck Petition
- Community Communications
- New Stakeholders



- Special events
  - School festivals
  - Charter schools
  - Community and Neighborhoods events
  - Private parties (*where the food truck is set up for 30-60 minutes in residential areas*).
- More than 3 mobile food trucks congregating on site



- Hours of operation
- Separation
  - Next to an eating, drinking or entertainment establishment
  - Permission from property owner





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# CURRENT REGULATIONS



# Definition

## Mobile Food Vending Service

A service establishment operated from a licensed and moveable vehicle that vends or sells food and/or drink processed or prepared on-site to walk-up customers.



# Current Regulations

## Section 12.510. Mobile food vending services.

1. Not allowed in required setback, sight distance triangle, or required buffer.
2. Requires a zoning use permit. Maximum duration - 30 days renewable twice. Maximum time period 90 days per year.
3. Proof of property owner or designated agent permission
4. If issued a notice of violation at the location operator not eligible to renew at that location for the rest of the year.
5. Trash receptacles must be provided

# Current Regulations

6. Vendor must remove trash at the end of each business day.
7. Hours of operation are from 8:00 a.m. until 9:00 p.m.
8. One parking space per 250 square feet of the mobile food vending unit required. Additional parking may be required.
9. Not excluded from other requirements
10. No access from a Class V (collector), Class VI, (local), or Class VI-L (cul-de-sac) street.



# Current Regulations

11. A minimum 400' separation from other mobile food vendor and a minimum 400' separation to a residential use.
12. A zoning use placard must be posted
13. All applicable local and state codes shall be met.
14. Exemptions for
  - a. Special events
  - b. Non-profit, fundraising events of 5 days or less



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# ORIGINAL RECOMMENDATIONS

# Highlights of Original Proposed Changes

Create flexibility in permitting by allowing a maximum of three (3) locations per permit.

Extend the time period for a permit from 30 days up to 3 times a year to one permit valid for **one (1) calendar year** for every 3 locations.

One mobile food truck may locate on a property at a time with the exception of special events or locations under prescribed conditions. **Limit clustering of 4 or more to one event per week.**

Extend the hours of operation from 8 am – 9 pm to **6am - midnight** except when located 200' of a residential use, in which case the hours of operation are limited from 7 am – 10 pm





# Highlights of Original Proposed Changes

Create separation distance of **100 feet** from the entrance to any eating, drinking or entertainment establishment, or restaurant, nightclub, or bar.

Reduce the separation requirement between mobile food vendor to **20'** when located on the same parcel. No separation when located on different parcels.

Reduce the separation requirement of mobile food vendors from 400 feet to **150** feet from a residential use in a residential district.

Note that the mobile food vendor must return to the **commissary** as required by state law.



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# UPDATED RECOMMENDATIONS



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Suggestion	Recommendation	Rationale
<b>Allow mobile food trucks as a use in the office zoning districts.</b>	Allow use on office planned development sites in the office district on a lot with a building of at least 30,000 square feet.	Restaurants are not permitted in the office district except within a building on a lot with at least 30,000 of floor area.
<b>Expand the hours of operation for a mobile food truck.</b>	Change hours of operation from 8:00 am - 9 pm to 6:00 am – midnight with the mobile food truck leaving the site no later than midnight.	To provide more opportunity for sale of breakfast and dinner items.
<b>Allow food trucks in residential districts</b>	Food trucks would be allowed for special events at community/neighborhood events and at after school special events	Retail and restaurant use are not permitted in residential districts. Food truck will be allowed for special events with a permit



# UPDATED RECOMMENDATIONS

Suggestion	Recommendation	Rationale
<b>Separate mobile food vendors from restaurants, but not from nightclubs or bars that do not sell food</b>	Maintain a 50- foot separation from any restaurant, nightclub or bar or eating, drinking or entertainment establishment.	Balance competing interests of brick and mortar buildings and food trucks.
<b>All gathering of mobile food trucks</b>	Allow four or more food trucks in one location if a special permit is obtained.	Due to the potential for large pedestrian turnout as well as vehicular traffic there is a need to ensure public safety and prevent secondary impacts to adjacent properties.
<b>Do not limit days that mobile food trucks may gather.</b>	Remove the limit on the number of days	If the property meets the development standards then the use should be allowed without restrictions.
<b>Increase number of locations allowed per permit.</b>	Allow one permit for 3 locations	In an effort to reduce the permitting cost, up to three locations may be included on one permit. In the past the requirement has been one permit per location.

# Feedback and Questions



Planning Department – *Draft a text amendment to the Zoning Ordinance to modify requirements for mobile food vendors. Council will be made aware of any outstanding concerns.*

## Citizen Advisory Group Meetings

May 29, 2014

Room 267 CMGC

## City Council Hearing and Decision

- September 15, 2014      City Council Public Hearing
  - Staff presents recommendation and any outstanding issues
  - Proponents and opponents can sign up to speak
  - Citizens may also speak with Council Members prior to or after the hearing.
  
- September 24, 2014      Planning Commission – Zoning Committee
  - Zoning Committee Meeting and Recommendation to Council
  - Citizens may speak with members prior to or after the hearing
  
- October 20, 2014      City Council Decision