



**CHARLOTTE**

**CHARLOTTE-MECKLENBURG  
PLANNING**

# **MOBILE FOOD VENDING TEXT AMENDMENT**

## **COMMUNITY INPUT MEETING**

**August 11, 2016**

- Welcome & Introductions
- Meeting Purpose
- Project background
- Review current standards and recommended standards
- Concerns and Feedback
- Questions
- Next Steps

# MEETING PURPOSE

To provide:

- Background on the project to develop updated zoning standards for mobile food vending
- To present the recommended changes to zoning standards for mobile food vending
- To receive your feedback on standards for food truck rallies





# Project Background

- In 2006 staff worked with Community Advisory Group to amend the Zoning Ordinance to regulate mobile food vendors.
- Major issues addressed included:
  - Definition of mobile food vendor
  - Proximity to residential areas
  - Proximity to each other
  - Operating hours
- Text Amendment #2008-079 was adopted by Council in November of 2008.

# Project Background

- The industry has evolved over the years with the availability of different types of foods and a desire from the community to have multiple vendors in one location. The Planning Department received requests to review the current regulations from:
  - Mobile foods vendors
  - Other city departments
  - Center City Partners
- Launched process in January 2014 and formed a Community Advisory Group to include:
  - Mobile Food Vendors
  - Neighborhood Leaders
  - Residents
  - Other Business Owners
  - Staff



CHARLOTTE

# Project Background

## Community Advisory Group Meetings

January 30, 2014  
March 11, 2014  
April 3, 2014

April 29, 2014  
May 29, 2014

January 8, 2015  
March 5, 2015

When reviewing the current regulations efforts were made to:

- Build upon standards of similar uses like the Eating Drinking and Entertainment Establishment (EDEE) requirements.
- Balance community and industry concerns.
- Take into account the current business model for mobile food vending.

# Project Background

- Planning Department staff presented proposed recommendations to City Council at a dinner briefing on August 17, 2015. At that meeting Council provided additional input and recommendations for the proposed mobile food text amendment.
- Council expressed concerns about rallies, locations, special events and parking.
- Staff has addressed locations and special events with updated recommendations but would like to get additional feedback from you on parking and rallies.





# COMPARISON RECAP

<i>Current Regulation</i>	<i>Proposed Regulation</i>	<i>Benefits of Proposed Change</i>
Existing name - Mobile Food Vending Services	Change name to Mobile Food Vending	Service is already included in the definition
Allowed as a principal use in the <b>B-1, B-2, RE-1, RE-2, RE-3, TOD-R, TOD-E, TOD-M, MUDD, I-1, &amp; I-2</b>	Adding additional districts for principal use to include <b>B-D, BP, CC, UMUD, U-I</b>	Increase the number of districts where the use is allowed
Currently mobile food vending as an accessory use is not listed	Allow as an accessory use in the <b>O-1, O-2, O-3, B-1, B-2, B-D, BP, RE-1, RE-2, RE-3, TOD-R, TOD-E, TOD-M, MUDD, UMUD, CC, U-1, I-1 &amp; I-2</b> Districts	Allow use in more zoning districts





# COMPARISON RECAP

<i><b>Current Regulation:</b></i>	<i><b>Staff Recommendation</b></i>	<i><b>Benefits of Proposed Change</b></i>
Mobile food vendor required to obtain permit	<b>Property owner</b> will obtain zoning land use permit	Allows <b>one permit</b> per property <b>annual</b>
Permit valid for 30 days – maybe renewed twice for a total of 90 days per location	Extend the time period so that permit is valid for <b>365 days</b>	Reduces the cost for annual permits
Requires a 400 foot separation from another mobile food vending service	<b>Remove separation requirement</b> from another mobile food vendor	Creates opportunities for clustering of mobile food trucks ( <b>RALLIES</b> ) and provides opportunities for more locations.



# COMPARISON RECAP

<i><b>Current Regulation:</b></i>	<i><b>Staff Recommendation</b></i>	<i><b>Benefits of Proposed Change</b></i>
Operating hours are from 8 am to 9 pm	<b>No limit</b> on operating hours	Allows for more flexibility and serving of clientele.
N/A	Create separation distance of <b>50 feet</b> from the entrance to any eating, drinking or entertainment establishment, or restaurant, nightclub, or bar that serves food. No separation required if on same lot under same ownership.	Provides adequate separation from brick and mortar eating establishments.

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



# COMPARISON RECAP

<i>Current Regulation:</i>	<i>Staff Recommendation</i>	<i>Benefits of Proposed Change</i>
Mobile food trucks required to be located at least 400' from residential use	Reduce the separation requirement of mobile food vendors from 400 feet to <b>100</b> feet from a residential use (single family, duplex, triplex or quadraplex only) when locate in a single family residential district.	Creates opportunities for more locations.



CHARLOTTE

# COMPARISON RECAP

## *Current Regulation:*

Special events recognized by the City and nonprofit fundraising events.

## *Staff Recommendation*

When located in residential district use must locate on **a non-residential lot** (not right of way) or in an approved common area of neighborhood.

Hours of operation are between 6:00 a.m. and 11:00 p.m.

## *Benefits of Proposed Change*

Allow for different opportunities for special events.



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

# Items for Reconsideration

# Reconsideration

## Regular Commercial Location

- One mobile food truck may locate on any size lot.
- Maximum of two (2) mobile food vending vehicles if lot is at least one-half acre.
- Three (3) or more mobile food vending vehicles or trailers are permitted on a lot greater than one-half acre subject to site plan approval.

*\*Will discuss in breakout session*

# Reconsideration

## Special Event - Residential

- Hours of operation are between 6:00 a.m. and 11:00 p.m.
- No more than three (3) events (birthday parties, anniversary, etc.) in a calendar year on a residentially use property or common area.
- Amplified music prohibited.

**Recommendation** – Will treat like other caterers. Food purchased in advanced by host. No food can be sold directly to patrons.





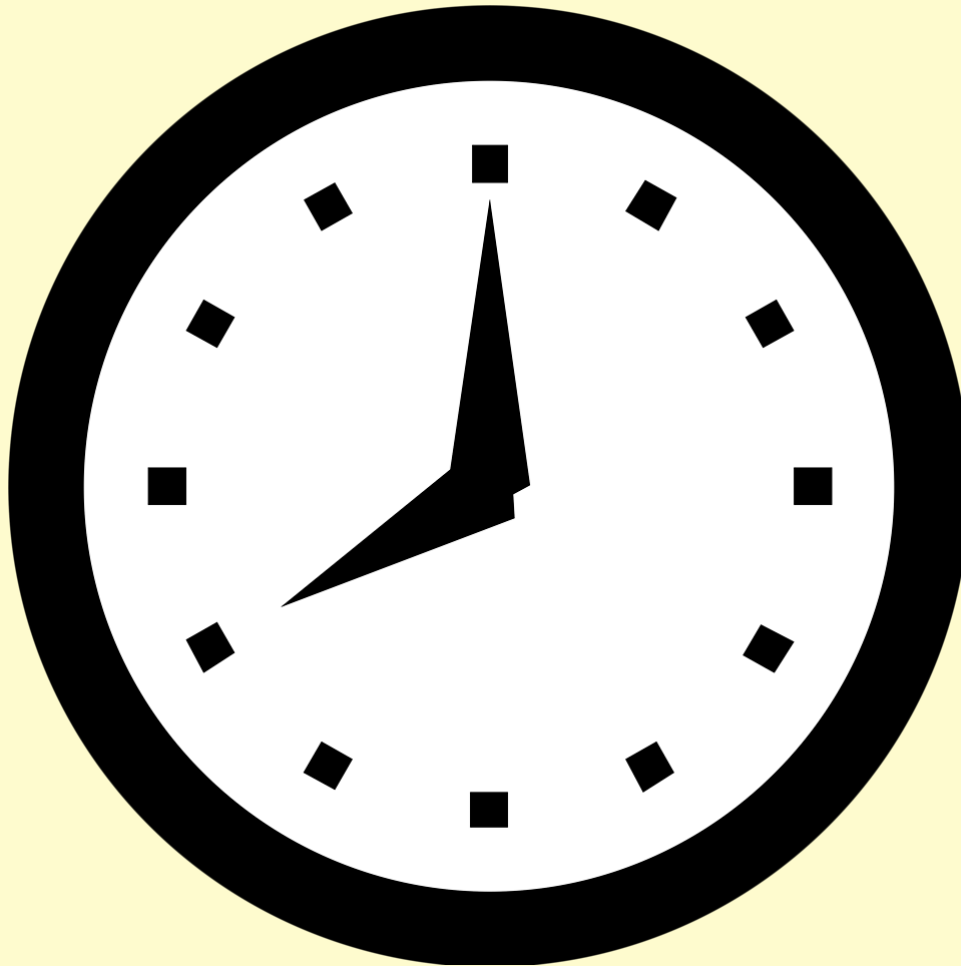
**CHARLOTTE**

**CHARLOTTE-MECKLENBURG  
PLANNING**

# RALLIES - DISCUSSION



# 30 Minutes - Discussion



# Discussion

1. Under what conditions should the clustering of food trucks (rallies) be allowed?
2. Where should this be allowed?
3. When should on-site parking be required? How much?

4. Are there impacts from food truck clustering (rallies)? How should they be mitigated?
5. Should the frequency or number of rallies on sites be limited?

# Groups reconvene - Report out (by staff)

- Group #1
- Group #2
- Group #3





## Feedback Summary (Categories)



**CHARLOTTE**

# **NEXT STEPS**

<b>Action</b>	<b>Date</b>
<b>Follow up meeting to present additional changes to text amendment</b>	<b>September 1, 2016</b>
<b>Community Safety or TAP Committee Presentation</b>	<b>September/October 2016</b>
<b>City Council Public Hearing</b>	<b>October or November 2016</b>
<b>City Council Decision</b>	<b>November or December 2016</b>