



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

# MOBILE FOOD VENDING TEXT AMENDMENT

## COMMUNITY ADVISORY GROUP MEETING

January 8, 2015

- Welcome & Introductions
- Purpose
- Process
- Project Background
- Review of Regulations
- Proposed Changes
- Questions and Feedback
- Next Steps

# PURPOSE

The Community Advisory Group is being reconvened to review and discussed revised language to proposed mobile food vending when located on private property text amendment.





# TEXT AMENDMENT PROCESS

## **Role of Community Advisory Group (CAG) 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 Community Advisory Group Members issues and concerns
- Present staff recommendations and bring forward any outstanding issues to City Council

# PROJECT BACKGROUND



## Mobile Food Vending Service Definition

A service establishment operated from a licensed and moveable vehicle (with or without an attached trailer) that vends or sells food and/or drink processed or prepared on-site to walk-up customers.



# PROJECT BACKGROUND

- In 2006 staff worked with a Community Advisory Group **to amend the Zoning Ordinance to regulate mobile food vending.**
- Text amendment was reviewed by Council's **Community Safety Committee and recommended adoption** to the full Council.
- Text Amendment **#2008-079 was adopted** by Council in **November of 2008.**



# REVIEW OF REGULATIONS

- Planning Department received requests to review regulations from:
  - Mobile foods vendors
  - Other city departments
  - Center City Partners
- Launched process in January of 2014
- Formed a Community Advisory Group to include:
  - Mobile Food Vendors
  - Neighborhood Leaders
  - Residents
  - Other Business Owners



## CAG Meeting Dates

January 30, 2014

March 11, 2014

April 3, 2014

April 29, 2014

May 29, 2014

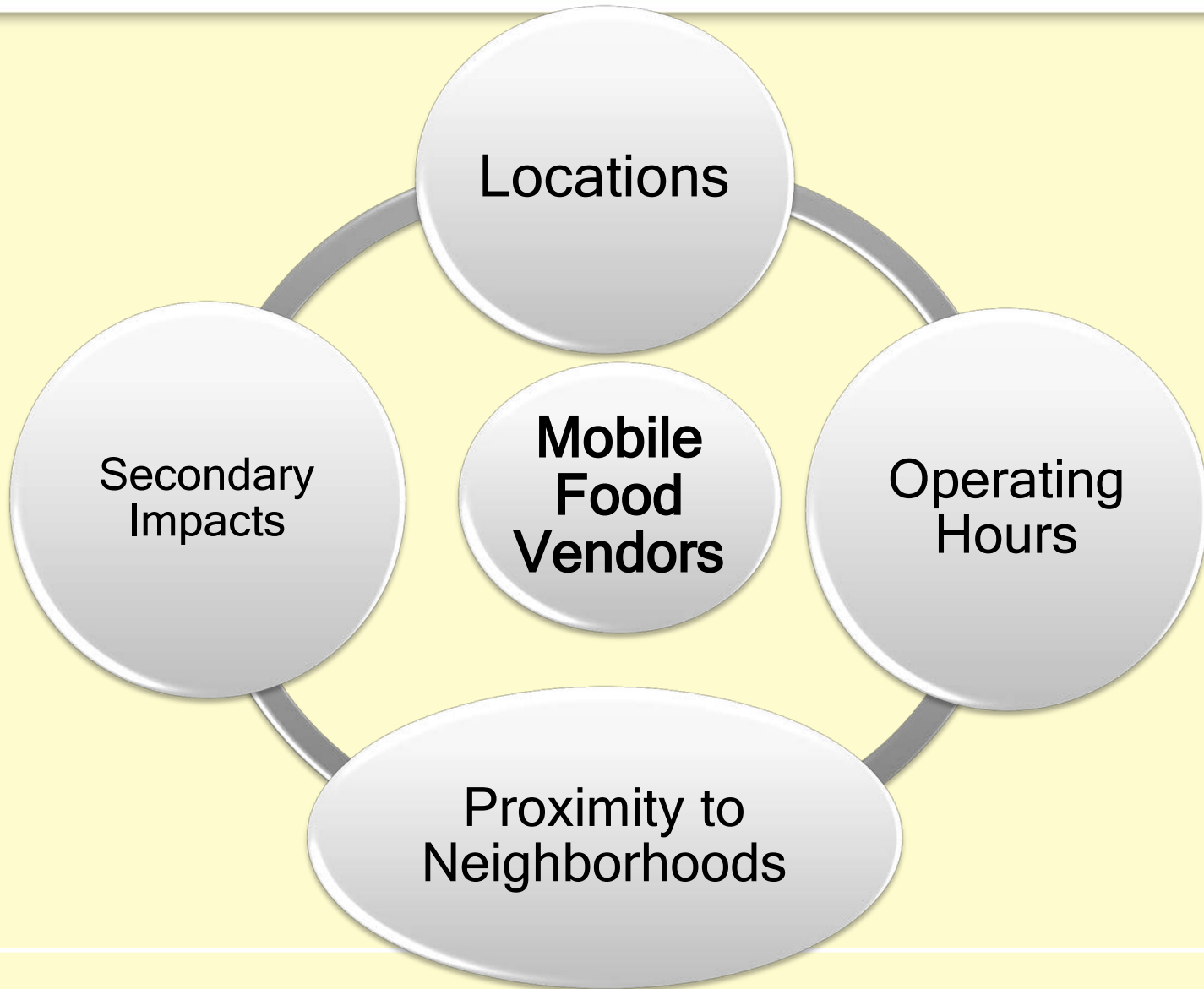


# PROJECT BACKGROUND

- **On May 5, 2014 staff made a presentation to City Council on modifying changes** to the current mobile vending regulations.
- **Council voted to send the proposed text amendment first to the Community Safety Committee** prior to presenting to full Council at a public hearing.
- In the midst of the Community Advisory Group process for Mobile Food Truck, **staff received requests to amend the ordinance to allow other mobile type uses i.e.**
  - Mobile Grocers
  - Mobile Retail Sales
- With direction on November 11, 2014 from the Community Safety Committee, staff is moving forward with the Mobile Food Truck text amendment.



# REVIEW OF REGULATIONS



# COMMUNITY ADVISORY GROUP FEEDBACK

- City Department of Transportation (CDOT) regulations on sales in public streets, peddlers ordinance, etc.
- Discussion Topics related to zoning for food trucks
  - Special events (school festivals, charter schools, community and neighborhood events, private parties)
  - More than 3 mobile food trucks congregating on a site.
  - Hours of operation
  - Separation (next to an eating, drinking or entertainment establishment, permission from property owner)
  - Operating in other office areas.







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# PROPOSED TEXT AMENDMENT

## Mobile Food Vending

# RECOMMENDATIONS

## Mobile Food Vending Definition:

A service establishment operated from a licensed and moveable vehicle or trailer that vends or sells food and/or drink (excluding alcoholic beverages) processed or prepared on- or off-site to walk-up customers.





# RECOMMENDATIONS

<i><b>Current Regulation:</b></i>	<i><b>Staff Recommendation</b></i>	<i><b>Benefits of Proposed Change</b></i>
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 no regulations as an accessory use	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> <b>Districts</b>	



# RECOMMENDATIONS

## ***Current Regulation:***

Currently no regulations as an accessory use

## ***Staff Recommendation***

Allow as an accessory use in the **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 & I-2 Districts**

## ***Benefits of Proposed Change***

***\*\*Mobile Food Trucks will only be allowed as a permitted accessory use in residential districts as a special event***



# RECOMMENDATIONS

<i>Current Regulation:</i>	<i>Staff Recommendation</i>	<i>Benefits of Proposed Change</i>
One permit required per location	Issue <b>one permit for multiple locations</b> with a list of dates and times the use shall be at each location.	Provides greater flexibility in permitting.
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 365 days.	Reduces the cost for annual permits.

# RECOMMENDATIONS

<i>Current Regulation:</i>	<i>Staff Recommendation</i>	<i>Benefits of Proposed Change</i>
Requires a 400 foot separation from another mobile food vending service	<p>One mobile food truck may locate on a property at a time with the exception of special events or locations under prescribed</p> <p>Maximum of <b>two (2)</b> mobile food vending vehicles if lot is one-half or more</p> <p>Maximum of <b>three (3)</b> mobile food vending vehicles if lots is <b>three-fourth acres</b> or more</p>	Creates opportunities for clustering of mobile food trucks and provides opportunities for more locations.
	<b>Four (4)</b> or more mobile food vending vehicles or trailers are permitted on a minimum <b>one acre</b> lot subject to site plan approval.	



# RECOMMENDATIONS

<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	No limit 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.*



# RECOMMENDATIONS

<i><b>Current Regulation:</b></i>	<i><b>Staff Recommendation</b></i>	<i><b>Benefits of Proposed Change</b></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.

# RECOMMENDATIONS

<i><b>Current Regulation:</b></i>	<i><b>Staff Recommendation</b></i>	<i><b>Benefits of Proposed Change</b></i>
Special events recognized by the City and nonprofit fundraising events.	<p>One time special event permit at one location.</p> <p>When located in residential district use must locate on the residential lot (not right of way) or in an approved common area of neighborhood.</p> <p>Hours of operation are between 6:00 a.m. and 11:00 p.m.</p> <p>No more than three (3) events in a calendar year on a lot.</p>	Allow for different opportunities for special events.

# QUESTIONS AND FEEDBACK





# NEXT STEPS

Action	Date
Tentative additional CAG meeting	TBD
City Council Community Safety Committee	TBD (When it gets placed on the agenda)
City Council Public Hearing	TBD
Zoning Committee of Planning Commission recommendation	TBD
City Council Decision	TBD