



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: MARCH 13, 2018
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendment to the City of Savannah Zoning Ordinance

Re: Amendments to Article A, Section 8-3002 (Definitions) and

Article B, Sec. 8-3025(b) (Index for B&I Use Schedule) to Define and Establish a Food Truck Court Use

Applicant: Douglas Kaufman

File No. 18-000928-ZA

MPC ACTION:

Approval of the request to amend Article A, Section 8-3002 (Definitions) to create a definition for Food Truck Court; and to amend Article B, Sec. 8-3025(b) (B&I Use Schedule) to establish the zoning districts where a Food Truck Court use will be allowed.

MPC STAFF RECOMMENDATION:

Approval of the request to amend Article A, Section 8-3002 (Definitions) to create a definition for Food Truck Court; and to amend Article B, Sec. 8-3025(b) (B&I Use Schedule) to establish the zoning districts where a Food Truck Court use will be allowed.


MEMBERS PRESENT: 9 + Chairman

James Overton, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Joseph Ervin
Karen Jarrett
Lacy Manigault
Tanya Milton
Linder Suthers
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-0)

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Overton Branch Cook Coles Ervin Jarrett Manigault Milton Suthers Woiwode		Hernandez Smith Welch

Respectfully submitted,


Melony West
Interim Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

March 13, 2018 Regular MPC Meeting

Title

ZONING TEXT AMENDMENT | Sec. 8-3025(b) B & I Use Schedule | Create Use 49(d) Food Truck Court - File No. 18-000928-ZA

Description

Text Amendment to the Savannah Zoning Ordinance
Article A, Section 8-3002 (Definitions) and Section 8-3025(b) B& I Use Schedule .
Petitioner: Douglas Kaufman
MPC File No: 18-000928-ZA

MPC Project Planner: Marcus Lotson

Recommendation

Staff Recommends **approval** of the amendments to Article A and Section 8-3025(b) of the Savannah Zoning Ordinance.

Contact

Financial Impact

Review Comments

Attachments

📎 [Staff Report-18-000928-ZA.pdf](#)

📎 [Concept Plan.pdf](#)



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: The Planning Commission

FROM: MPC Staff

DATE: July 19, 2016

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendments to Article A, Section 8-3002 (Definitions) and
Article B, Sec. 8-3025(b) (Index for B&I Use Schedule) to Define
and Establish a Food Truck Court Use
Applicant: Douglas Kaufman
File No. 18-000928-ZA

Marcus Lotson, MPC Project Planner

ISSUE:

A petition to establish a new use, Food Truck Court, in certain zoning districts and to provide a definition for the use.

BACKGROUND:

1. In 2016, the City of Savannah adopted an ordinance entitled Mobile Food Service which established the parameters around which Mobile Food Service Units could be established. A Mobile Food Service Unit is defined as a "trailer, pushcart, vehicle vendor or any other similar conveyance operating as an extension of and under the managerial authority of the permit holder of its permitted base of operation." The ordinance, among other things, establishes the purpose and intent, provides definitions, outlines the approval process and operational requirements as well as the enforcement procedures.
2. The intent statement of the ordinance reads, in part, that the purpose is ... "to establish uniform regulations for the operation of mobile food service units; and to enhance street-level economic opportunities within the City." This ordinance was designed primarily to regulate mobile food service units (individual trucks, trailers and pushcarts). The proposed text amendment would address the creation of a new principal use, Food Truck Court. The intent of the amendment is to create the use in the Savannah Zoning Ordinance, provide for a definition and establish where such use will be permitted.

FINDINGS:

1. The applicant has identified a potential location for a food truck court, within a B-C (Community Business) zoning district. In the B-C district, most retail, restaurant and service use are permitted by right. As proposed by the applicant, the Food Truck Court would serve as a location where one or more food trucks could gather and operate. Because this use does not currently exist and the Zoning Administrator has ruled that this is a different use than a restaurant, a text amendment is required in order to establish the use.
2. Use # 49 Drive in Restaurant is permitted by right in seven commercial zoning districts, R-B, B-H, B-N, B-C, B-G, I-L and I-H. Staff reviewed these districts in evaluation of the proposed amendment and believe that the Food Truck Court use would be appropriate in these districts. Staff finds that the proposed use is less intense than many other uses permitted in some of these districts such as nightclubs, cocktail lounges and major vehicle repair.
3. The nature of food truck business is to provide service and peak times, not necessarily to be a fulltime around the clock service provider. The proposed food truck court would serve as a base of operation, with amenities, where food trucks could serve the public. While the use is likely to be transient in nature, certain permanent features and conditions are necessary to ensure that negative impacts do not befall adjacent properties. These conditions are addressed in the table below.

POLICY ANALYSIS:

The City of Savannah has embraced the Food Truck industry by first establishing ordinances to regulate the use of Mobile Food Service Units in 2016. The proposed use, while different, will operate in a similar manner to existing food trucks. Because, however, it would be classified as a principal use, staff is recommending use conditions that would have to be met in order to establish a food truck court.

ALTERNATIVES:

1. Recommend approval of the request to amend the Zoning Ordinance as proposed.
2. Recommend an alternate amendment.
3. Recommend denial of the request.

RECOMMENDATION:

Approval of the request to amend Article A, Section 8-3002 (Definitions) to create a definition for Food Truck Court; and to amend Article B, Sec. 8-3025(b) (B&I Use Schedule) to establish the zoning districts where a Food Truck Court use will be allowed.

Amendments recommended to be enacted are shown in boldface type and are underlined.

ENACT

Article A, Section 8-3002 (Definitions)

Food Truck Court. Any property or building for which the primary purpose is to allow Mobile Food Service Unit vending to occur on site.

Article B, Sec. 8-3025(b) (Index for B&I Use Schedule)

	<i>R-B</i>	<i>RB-1</i>	<i>B-H</i>	<i>B-N</i>	<i>BN-1</i>	<i>B-C</i>	<i>BC-1</i>	<i>B-G</i>	<i>BG-1</i>	<i>BG-2</i>	<i>B-B</i>	<i>I-L</i>	<i>IL-B</i>	<i>I-H</i>	<i>P-IL-T</i>	<i>R-B-C</i>	<i>RB-C-1</i>	<i>O-I</i>
<u>(49d) Food Truck Court</u>	<u>X</u>	..	<u>X</u>	<u>X</u>	..	<u>X</u>	..	<u>X</u>	<u>X</u>	..	<u>X</u>
<p>a. Such use shall comply with Mobile Food Service Ordinance Article II</p> <p>b. Such use shall obtain site plan approval through the City of Savannah Site Plan Review process.</p> <p>c. Such use shall provide permanent restroom facilities</p> <p>d. Each Mobile Food Service Unit shall be located on a surface paved with concrete, asphalt or other dust free material.</p>																		