

# GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II  
CITY MANAGER



SHAYLA REED  
DIRECTOR  
COMMUNITY DEVELOPMENT AND  
REGULATORY AFFAIRS

## MEMORANDUM

**TO:** City Planning Commission  
**FROM:** Planning & Zoning Division  
**SUBJECT:** TA19-001 Amendment for Food Trucks  
**DATE:** September 17, 2019

---

A Text Amendment by the Planning and Zoning Department to amend the 2012 Food Truck Ordinance, as amended, City of South Fulton Zoning Ordinance, Section 19.3.3(1), so as to amend permitted districts, definitions and regulations; and for other purposes.

### STAFF'S RECOMMENDATION: DEFERRAL

cc: Diane White, City Clerk

---

**APPLICATION INFORMATION**

Applicant Information:	Planning and Zoning Department of Community and Regulatory Affairs
Status of Applicant:	Staff is seeking to amend the 2012 Zoning Ordinance as it relates to Food Truck regulations.
City Council District(s):	ALL
Parcel ID Number:	This petition is not designated to a specific parcel
Area of Property:	This petition is not designated to a specific parcel
Current/Past Use of the Property:	This petition is not designated to a specific parcel
Prior Zoning Cases/History:	None
Surrounding Zoning:	The existing zoning and land uses surrounding Food Trucks have various zoning designations such as, O-I (Office Institutional) MIX (Mixed-Use), C-1 and C-2 (Community Business District), Industrial Districts (M-1A, M-1, and M-2).
2035 Future Land Use Designation:	Suburban Neighborhood
Compatibility to the Fulton County 2035 Comprehensive	N/A
Overlay District:	N/A
Public Utilities:	N/A
Public Services:	This is not a rezoning. This is a staff-initiated text amendment.
Transportation:	No development is being proposed, this consideration is not applicable.

---

**PUBLIC PARTICIPATION**

Planning Commission will be held on September 17, 2019. Planning Commission's recommendation is to be determined.

Mayor Council decision is to be determined.

---

## **ZONING IMPACT ANALYSIS**

**1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

Since no development projects are being proposed as part of the text amendment, these considerations are not applicable.

**2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The proposed text amendment will promote small business ownership and provide an extension to where Food Trucks may operate. Staff does not anticipate that surrounding properties will be negatively impacted.

**3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;**

Since no development project is being proposed as part of this text amendment, this consideration is not applicable.

**4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**

Since no development projects are being proposed as part of the text amendment, these considerations are not applicable.

**5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**

Since no development project is being proposed, this consideration is not applicable.

**6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and**

Since no development project is being proposed, this consideration is not applicable.

**7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton.**

Since no development project is being proposed as part of this text amendment, this consideration is not applicable.

---

**STAFF COMMENTS**

Engineering: None provided

Environmental: None provided

Public Works: None provided

Transportation: None provided

MARTA: None provided

Fulton County Health Department: None provided

Fire: None provided

Legal: None provided

---

**PLANNER'S RECOMMENDATION**

The Planning and Zoning Department is seeking to amend the existing Food Truck Ordinance, established in 2012. It is the City's goal to expand this use into residential districts by re-defining the Food Truck Ordinance and by additional regulations and definitions. We will need additional time to complete this ordinance; therefore, staff is seeking a **30-day Deferral**.

---

**PLANNING COMMISSION RECOMMENDATION**

TBD

---

**PREPARED BY:**

Keedra T. Jackson, Senior Planner

**REVIEWED BY:**

Richard Hathcock, Senior Planner