



TOWN COUNCIL STAFF REPORT

Department: Community Development

Meeting Date: 10/26/2023

Staff Contact: Phillip Trocquet

Agenda Section: New Business

Staff Report:

Item Description:

Background/History

Town Council has initiated text amendments to the zoning ordinance to address two overarching items: the Town's Certificate of Appropriateness (CA) and provisions/conditions for hotel uses within the Town.

Council has expressed an interest to make the ordinance for a CA more clear as well as implement conditions for hotels that address the health, safety, and welfare of residents consistent with the Town's character and future planning efforts.

Staff has presented the following 5 Text Amendments to address Council's request.

Findings/Current Activity:

The first text amendment to the certificate of appropriateness was aimed at making a more clear list of requirements so that there is less confusion for applicants about what is specifically required. The CA referenced standards in a few different sections of the ordinance. This amendment consolidates the necessary standards into a list.

The remaining four text amendments aim to better define and regulate hotels in the town consistent with our development efforts for such buildings.

- Section 113-2 has been defined to better define hotels as well as extended stay hotels.
- Section 113-128 (Community Commercial) has been amended to reflect some housekeeping changes to C-1 development standards that better match similar standards in our ordinance as well as to move hotels and similar uses from the 'permitted' use section to the 'conditional' use section of the zoning district provisions.
- Section 113-129 (Highway Commercial) has been amended to also reflect housekeeping changes to the development standards as well as to shift hotels and similar uses from the 'permitted' use section to the 'conditional' use section.
- Section 113-190 was amended to establish conditions for hotels and similar uses.

Staff heavily researched zoning standards for hotels where they were listed as conditional uses across many cities in Georgia and based on APA zoning literature.

Is this a budgeted item? _____ If so, include budget line number: _____

Actions/Options/Recommendations:

Staff recommends approval of the text amendments regarding the certificate of appropriateness, definitions changes, C-1 changes, and C-2 changes. Staff recommends approval of some or all of the listed conditions for hotels as outlined in Section 113-190.

Planning Commission Recommendation

Planning Commission recommended approval of the proposed text amendments with a consideration to amend condition 'i' under the conditional use section. Discussion was had regarding the 30-day provision to include more precise language such as:

No guest rooms shall be utilized for occupancy by a single guest for a period of 30 continuous days. Only one such stay shall occur within a 60-day period.

There was also conversation regarding the legal ramifications of some additional conditions discussed such as a requirement for a full-service restaurant and the limitation of food preparation facilities.

Additional conversation was had requesting Planning Commission involvement in site planning and/or certificate of appropriateness issuance in order to assist council in the processing of such requests based on their overall role in serving the Town.