



# PLANNING COMMISSION 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.