



# AGENDA REPORT

**To:** Planning Commission

**From:** Ben Song, Community Development Director

**Agenda:** August 6, 2024 – Planning Commission Meeting

**Item:** **Zoning Ordinance and Alcohol Ordinance Text Amendment (A-24-003) to Modify Hotel and Boutique Hotel Definitions and Add Hotel as a Permitted Use in the Town Center Code**

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## Item Summary

Staff recommends amending the Johns Creek Zoning Ordinance and Alcohol Ordinance to modify definitions for hotel and boutique hotel and include a provision for general hotel use in the Town Center Code.

## Background

The definition of a “hotel” in the Zoning Ordinance has remained the same since the incorporation of the City in 2006, adopting the definitions established by Fulton County in the 90s. Additionally, the Johns Creek Town Center Code was adopted by the Council in 2022. The list of permitted uses only identifies one type of hotel use – boutique hotel – which is synonymous with a smaller, intimate, and more luxurious experience for guests than a larger, general hotel.

A new Alcohol Ordinance was adopted by the Council in 2021 and it included a similar definition for hotel as provided in the Zoning Ordinance. Any change to the definition should be consistent across all applicable City ordinances.

## Update

The definition for hotel should be modernized to meet the needs and desires of amenities to be included in existing and future hotels in Johns Creek. To also provide greater economic development opportunities for the Town Center area, the option to allow for larger hotels with appropriate amenities such as a convention center, ballroom, and/or restaurant should be considered.

## Recommendation

Based on the research conducted of neighboring jurisdictions regarding the appropriate definition for hotel in the context of Johns Creek, staff recommends amending the following articles of the Zoning Ordinance and Alcohol Ordinance:

### Appendix A – Zoning Ordinance

**Article III – Definitions, Section 3.3.8. H.**

~~Hotel/Motel. A building in which lodging and/or boarding is provided for fewer than 30 days. The term may include a restaurant in conjunction therewith and may also mean tourist court, motor lodge and inn. A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, housekeeping services and/or fitness center are provided for transient guests for an average stay of less than 30 days and offered to the public for compensation. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, group meeting spaces and selective amenities, such as but not limited to spas, banquet rooms, conference center facilities, valet parking, concierge, and on-site restaurant. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.~~

~~Hotel, Apartment. A use which provides individual units which include cooking facilities, and which are used for temporary lodging to persons not related to the owner for fewer than 30 days.~~

**Article XII-A. – Johns Creek Town Center Code, Section 12A.2. - Definitions.**

~~Boutique Hotel. A facility not exceeding 150 rooms and where overnight accommodation for less than 30 days are provided for compensation. and where entry to individual guest rooms is via a central lobby. A boutique hotel may include as accessory uses the following: full dining, public bar, retail use, and special event facilities. The building shall reflect an exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.~~

**Article XII-A. – Johns Creek Town Center Code, Section 12A.4.3.2. – Use Table Key.**

Key: P = Permitted Use, S = Special Use Permit Required, Empty Cell = Use Not Permitted			
Use Category	Town Center Zoning Districts		
Residential Uses	TC-X	TC-B	TC-R
<b>Household Living</b>			
Dwelling, Detached			P
Dwelling, Duplex			P
Townhouse	P		P
Multi-family	P		P
Live-Work Unit	P		P
<b>Group Living</b>			
Personal Care Home, Family	P		P
Personal Care Home, Congregate	S		S
Group Residence/Shelter	S		S
Public/Institutional Uses	TC-X	TC-B	TC-R
Associations (Clubs & Lodges)	P	P	
Libraries	P	P	
Museums	P	P	
Park and Playground	P	P	P
Performing Art Center	P	P	

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Use Category	Town Center Zoning Districts		
	TC-X	TC-B	TC-R
<b>Residential Uses</b>			
Place of Worship	S	S	
School, Colleges and Universities	S	S	
<b>Commercial Uses</b>	<b>TC-X</b>	<b>TC-B</b>	<b>TC-R</b>
Boutique Hotel (7 to 30 rooms)	P	P	
Boutique Hotel (31 to 125 rooms)	P	P	
Medical Office, except as listed below:	P	P	
Ambulatory Surgical Center		P	
Hospital			
General Office, except as listed below:	P	P	
Bail Bond			
Call Center			
Personal Service, except as listed below:	P	P	
Adult Business			
Animal Care (Outdoor)			
Copy Center, Printing, Binding, Photocopying, Blueprinting		P	
Funeral Home			
Taxidermist			
Vehicle Rental			
Vehicle Repair Shop			
Vehicle Specialty Shop			
Recreational Facilities, Indoor, except as listed below:	P	P	
Adult Business			
Billiard Hall, Pool Hall			
Shooting Range			
Recreational Facilities, Outdoor, except as listed below:	S		
Amusement Park			
Drive-in Theater			
Golf Driving Range			
Riding Stable			
Rowing Club, Boat Rental			
Shooting Range			
Racetrack			
Water Park			
Restaurant (without drive-through)	P	P	
Retail, except as listed below:	P	P	
Fireworks Retail Facility			
Fuel Pumps/Gas Station			
Pawnshop			
Smoke Shop			
Title Loans, Check Cashing			
Vehicle Sales			
Self-Storage			
<b>Light Industrial Uses</b>	<b>TC-X</b>	<b>TC-B</b>	<b>TC-R</b>
Light Manufacturing (under 8,000 square feet in floor area)		P	

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Use Category	Town Center Zoning Districts		
	TC-X	TC-B	TC-R
<b>Residential Uses</b>			
Micro-Producer (Brewery, Distillery, Winery)	P	P	
Research and Development	P	P	
<b>Accessory Uses</b>	<b>TC-X</b>	<b>TC-B</b>	<b>TC-R</b>
Farmers' Market	P		
Home Occupation	P		P
Non-commercial Greenhouse			P
Outdoor Dining	P	P	
Outdoor Display			
Parking Garage	P	P	P
Parking, On-site	P	P	P
Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.	P	P	
Swimming pool, tennis court, clubhouse, gazebo and other private recreation facilities	P	P	P

## Chapter 6 – Alcohol Ordinance

### Article I – In General, Section 6-2. Definitions.

*Hotel/Motel* means ~~any building or other structure in which boarding or lodging is provided for fewer than 30 days. Motels meeting the qualifications set out in this definition for hotels shall be classified in the same category as hotels.~~ a building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, housekeeping services and/or fitness center are provided for transient guests for an average stay of less than 30 days and offered to the public for compensation. Access to each guest room shall be through an inside lobby supervised at all hours.

### Attachments

1. Draft Amendment Ordinance to Zoning Ordinance
2. Draft Amendment Ordinance to Alcohol Ordinance