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AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO ALLOW FOR AN INN SPECIAL USE FOR CERTAIN PROPERTY WITHIN A PUD-IS (PLANNED UNIT DEVELOPMENT-INSTITUTIONAL) ZONING CLASSIFICATION; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES:

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: That pursuant to and subject to conditions of Section 8-3039 of the Zoning Ordinance, Special Uses, the following uses: Specialty Restaurant, Banquet Hall, Catering Business, General Office Space in the main building; Art Studio/Gallery (Education) in one of the Duplex Structures; and Inn or Long-term Tenants in the Eight Residential Duplex Structures, are hereby established within the following described PUD-IS zoning district:

LEGAL DESCRIPTION

Beginning at a point [X: 993700.051495 Y: 734238.175271] located at the approximate intersections of the centerlines of Bacon Park Drive & Skidaway Road, said point being THE POINT OF BEGINNING

Thence proceeding in a Southwesterly direction along the centerline of Skidaway Road for an approximate distance of 614.146 ft. to a point, a point located at the approximate intersections of the centerlines of Bona Bella Avenue & Skidaway Road [X: 993479.388948 Y: 733665.040578]

Thence proceeding in a Northwesterly direction along the centerline of Bona Bella Avenue for an approximate distance of 430.473 ft. to a point [X: 993049.556693 Y: 733688.516087]

Thence proceeding in a N 21-35-41 E direction along a line for an approximate distance of 714.837 ft. to a point [X: 993312.645574 Y: 734353.179059], a point located on the approximate centerline of Bacon Park Drive,

Thence proceeding in a Southeasterly direction along the centerline of Bacon Park Drive for an approximate distance of 404.115 ft. to a point [X: 993700.051495 Y: 734238.175271], a point located at the approximate intersections of the centerlines of Bona Bella Avenue & Skidaway Road and with said point being, THE POINT OF BEGINNING

The property is further identified by the Property Identification Number (PIN) as follows:

PIN: 2-0141-05-005

SECTION 2: The special uses are approved upon recommendation of the Metropolitan Planning Commission and after a public hearing and findings in accordance with Section 8-3163(b) of the Zoning Ordinance subject to the following conditions:

1. The catering business shall be limited to hours of operation from 8:00 a.m. to 11:00 p.m.
2. The restaurant shall be limited to a maximum seating capacity of 100 seats and shall be limited to hours of operation from 11:00 a.m. to 11:00 p.m. Beer, wine, and spirituous beverages may be served at the restaurant and banquet hall only as part of a full service meal.
3. The banquet hall shall be restricted to the same conditions as the restaurant with the exception that the maximum seating capacity shall be not more than 15 seats.
4. The art studio/gallery shall be limited to a maximum of 35 students with a maximum of 2 instructors. The art studio/gallery shall be restricted to hours of operation between 11:00 a.m. to 11:00 p.m. Beer and wine only may be served at art shows.
5. The general office space shall be limited to a maximum gross area of 1,375 square feet.
6. There shall be not more than 8 residential duplexes with a total of 16 residential units (2010 Bona Bella Ave Units 1-16), with one bedroom each, for a total of 16 bedrooms.
7. 15 of the residential units may be used for non-transient residential guests (long-term rentals) and/or by the inn for transient guests (short-term rentals).
8. One of the residential units (currently Unit 2) shall be the caretaker's quarters of an onsite 24/7 manager.
9. Four of the residential units (Units 13-16) may be used as live-work units or offices or for non-transient residential guests (long-term rentals) and/or by the inn for transient guests (short-term rentals).
10. Unit 17 (one of the nine original duplexes built in 1978 with approval by the Mayor & Aldermen) may be used as "The Clubhouse". In 2004, the Mayor & Aldermen had approved the conversion of one of the nine duplexes into a nonresidential use.
11. Two storage buildings may be on the western edge of the property. However, they have to maintain a five-foot setback from the property lines.
12. Commercial deliveries shall be limited to the hours between 8:00 a.m. to 6:00 p.m., Monday through Friday. Delivery trucks shall use only the Bacon Park Drive access.
13. Commercial dumpsters shall be fully screened from adjacent properties.
14. The existing vegetative buffer that extends the length of the western property line shall remain undisturbed. If it is disturbed, then it shall be replaced with more vegetation and/or a six-foot wood, opaque privacy fence.
15. No modification of the existing building footprint or demolition of existing buildings shall be allowed.
16. New buildings or structures shall not be allowed without approval of the Mayor & Aldermen.
17. All activities associated with the art studio/gallery, restaurant, inn, and banquet hall shall be limited to inside only with no outside events to include music.
18. Compliance with the off-street parking requirement as determined by the City Zoning Administrator.
19. No additional outside lighting shall be permitted unless such lighting is approved by the MPC staff.

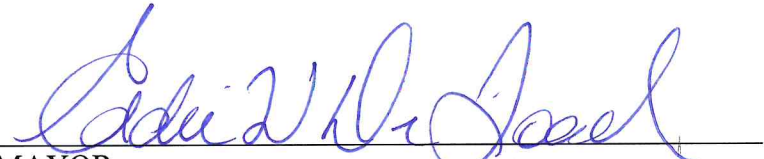
20. All proposed signage, with the exception of a freestanding principal use sign shall be in accordance with the sign standards as contained within an I-P zoning district. A freestanding principal use sign, if desired, shall be limited to a monument style sign with a maximum area of 36 square feet. Such sign shall be either internally lighted with a reverse silhouette or have indirect lighting. No directory signage shall be permitted.
21. A Certificate of Occupancy and/or Certificate of Completion shall be required for existing uses and prior to any use changes affecting any and all buildings and accessory structures.
22. This Ordinance incorporates the relevant conditions that were approved under Z-031029-51725-2 on January 22, 2004, 13-003286-ZA on September 5, 2013, and 15-005142-ZA on December 10, 2015.

SECTION 3: That the requirements of Section 8-3182(f) of said Code and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 12<sup>th</sup> day of April, 2018, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

**ADOPTED AND APPROVED: MAY 10, 2018**

  
MAYOR

ATTEST:

  
CLERK OF COUNCIL

FILE NO.: 18-001339-ZA