



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: JUNE 6, 2017
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendments to the City of Savannah Zoning Ordinance

Re: To redefine certain hotel use categories and amend where they are to be permitted, including amendments to the following ordinance sections:

Article A. (Generally)

- Sec. 8-3002 (Definitions)

Article B. (Zoning Districts)

- Sec. 8-3025(a) (C and R Use Schedule) (C and R Use Table)
- Sec. 8-3025(b) (B and I Use Schedule)
- Sec. 8-3030(n) (Historic District)
- Sec. 8-3028(d) (Victorian Use Schedule)

Article D. (Off-Street Parking and Service Requirements)

- Sec. 8-3089 (Minimum requirements for off-street parking areas)
- Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts)

Article K. (The Mid-City (Thomas Square) District Zoning Ordinance)

- Sec. 8-3200 (Definitions)
- Sec. 8-3216 (Traditional Commercial Districts (TC-))
- Sec. 8-3219 (Commercial Use Standards)

City of Savannah, Petitioner
File No.: 17-002806-ZA

MPC ACTION:

Denial of the amendments to Article A (Generally): Sec. 8-3002 (Definitions) to establish a definition for Hotel, small (16-54 rooms), Hotel, large (55 rooms or more), and Lodging accommodations; Article B (Zoning Districts): Sec. 8-3025(a) (C and R Use Schedule) and Sec. 8-3025(b) (B and I Use Schedule) to establish use standards and conditions for Hotel, small (16-54 rooms) and Hotel, large (55 rooms or more); Sec. 8-3030(n) (Historic District) to amend the bonus floor provision; Sec. 8-3028(d) (Victorian District Use Schedule); Article D (Off-Street Parking and Service Requirements): Sec. 8-3089 (Minimum requirements for off-street parking areas) and Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts) to remove provisions for parking reductions for lodging accommodations; Article K (Mid-City (Thomas Square) District Zoning Ordinance): Sec. 8-3200 (Definitions) to eliminate the Inn definition; Sec. 8-3216 (Traditional Commercial Districts (TC-)) to change the Hotel, motel use to Hotel, small (16-54 rooms); Sec. 8-3219 (Commercial Use Standards) to establish conditions for Hotel, small (16-54 rooms).

MPC STAFF RECOMMENDATION:

Approval of the amendments to Article A (Generally): Sec. 8-3002 (Definitions) to establish a definition for Hotel, small (16-54 rooms), Hotel, large (55 rooms or more), and Lodging accommodations; Article B (Zoning Districts): Sec. 8-3025(a) (C and R Use Schedule) and Sec. 8-3025(b) (B and I Use Schedule) to establish use standards and conditions for Hotel, small (16-54 rooms) and Hotel, large (55 rooms or more); Sec. 8-3030(n) (Historic District) to amend the bonus floor provision; Sec. 8-3028(d) (Victorian District Use Schedule); Article D (Off-Street Parking and Service Requirements): Sec. 8-3089 (Minimum requirements for off-street parking areas) and Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts) to remove provisions for parking reductions for lodging accommodations; Article K (Mid-City (Thomas Square) District Zoning Ordinance): Sec. 8-3200 (Definitions) to eliminate the Inn definition; Sec. 8-3216 (Traditional Commercial Districts (TC-)) to change the Hotel, motel use to Hotel, small (16-54 rooms); Sec. 8-3219 (Commercial Use Standards) to establish conditions for Hotel, small (16-54 rooms).

MEMBERS PRESENT: 10 + Chairman

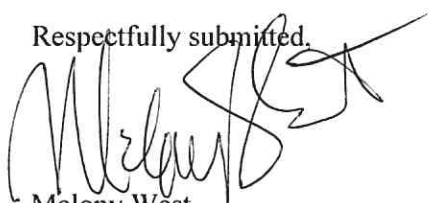
Tanya Milton, Chairman
Joseph Welch, Secretary
Shedrick Coleman
Travis Coles
Ellis Cook
Karen Jarrett
Lacy Manigault
Timothy Mackey
Linder Suthers

Lee Smith
Tom Woiwode

PLANNING COMMISSION VOTE: Deny Staff Recommendation (10-1)

APPROVAL Votes: 10	DENIAL Votes: 1	ABSENT
Milton Welch Cook Coleman Coles Jarrett Manigault Smith Suthers Woiwode	Mackey	Overton Hernandez Ervin

Respectfully submitted,



Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections



Chatham County - Savannah Metropolitan Planning Commission

June 6, 2017 Regular MPC Meeting

Title

D3 - ZONING TEXT AMENDMENT | A text amendment to redefine hotel categories and where they are permitted, add use conditions, change bonus story requirements, and amend off-street parking requirements | City of Savannah, Petitioner | File No. 17-002806-ZA

Description

The petitioner wishes to amend sections of the Savannah zoning ordinance to "...redefine hotel categories, change the permitted zoning districts, add use conditions, change the bonus story requirements for large-scale development, and change the off-street parking space requirements". The intent is to address some of the "negative impacts" on downtown residents and neighborhoods from the construction and operation of new hotels.

Recommendation

Approval of the amendments to Article A (Generally): Sec. 8-3002 (Definitions); Article B (Zoning Districts): Sec. 8-3025(a) (C and R Use Schedule) and Sec. 8-3025(b) (B and I Use Schedule); Sec. 8-3030(n) (Historic District); Sec. 8-3028(d) (Victorian District Use Schedule); Article D (Off-Street Parking and Service Requirements): Sec. 8-3089 (Minimum requirements for off-street parking areas) and Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts); Article K (Mid-City (Thomas Square) District Zoning Ordinance): Sec. 8-3200 (Definitions); Sec. 8-3216 (Traditional Commercial Districts (TC-)); Sec. 8-3219 (Commercial Use Standards).

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Historic Height District Map- FINAL.pdf](#)
- 📎 [Hotel Study Map 3-29-2017.pdf](#)
- 📎 [Staff Report-17-002806-ZA.pdf](#)
- 📎 [Hotels Presentation - Planning Commission Planning Meeting 20170523.pdf](#)
- 📎 [West River Street District.pdf](#)
- 📎 [Proposed Zoning District Maps-Hotels.pdf](#)