



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: DECEMBER 11, 2018
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendment to Article A Sec 8-3002 (Definitions)
City of Savannah, Petitioner
File No. 18-002580-ZA

MPC ACTION:

Approval of a zoning text amendment to amend Article A, Section 8-3002 (Definitions).

MPC STAFF RECOMMENDATION:

Approval of a zoning text amendment to amend Article A, Section 8-3002 (Definitions).

MEMBERS PRESENT: 9 + Chairman

Joseph Ervin, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Karen Jarrett
Lacy Manigault
Tanya Milton

Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-0)

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Ervin Branch Cook Coles Jarrett Manigault Milton Suthers Woiwode Welch		Smith Hernandez

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim 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

December 11, 2018 Regular MPC Meeting

Title

ZONING TEXT AMENDMENT | City of Savannah, Petitioner | Revise the definition of Inn to include owner occupancy requirement or on site management. | File no: 18-002580-ZA

Description

Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendments to Article A, Section 8-3002 (Definitions)
Applicant: City of Savannah
File No. 18-002580-ZA

Marcus Lotson, MPC Project Planner

Recommendation

Approval of the request to amend Article A, Section 8-3002 (Definitions) to amend the definition of Inn.

Contact

Financial Impact

Review Comments

Attachments

📎 [Staff Report-2580.pdf](#)



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: The Mayor and Aldermen

FROM: The Planning Commission

DATE: December 11, 2018

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendments to Article A, Section 8-3002 (Definitions)
Applicant: City of Savannah
File No. 18-002580-ZA

Marcus Lotson, MPC Project Planner

ISSUE:

A petition to amend the City of Savannah Zoning Ordinance to revise the definition of Inn.

BACKGROUND:

In 2017, the City of Savannah adopted Article P of the zoning ordinance entitled Hotel Development Overlay District which among other changes, amended several definitions related to lodging uses including Hotels, Motels and Inns. The City has found that it is necessary to provide additional clarity to the definition of Inn in order to differentiate from other lodging uses

FINDINGS:

1. The City has found that certain language in some of the lodging definitions has inadvertently permitted some property owners to circumvent the regulations associated with Short Term Vacation Rentals. Additionally, as new definitions were created in the recently adopted text, it has become necessary to clarify the intent of some definitions.
2. City staff proposes that in section 8-3002 (definitions) the use "Inn" be amended as follows:

changes shown in **bold** and underline:

Inn. A lodging establishment for transient guests with no more than 15 guest rooms. **Must be owner – occupied or provide 24 – hour / 7 day a week on-site staff.** Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is a separate principal use and must be an allowed use in the base zoning district. Any on-premises use that is accessible only by hotel guests is an accessory use.

POLICY ANALYSIS:

The City of Savannah has worked with stakeholders in the hospitality industry to balance the potential impacts of short term lodging uses on permanent residents. The proposed language change for the definition of Inn, should help clarify the difference, in terms of requirements, and allow permit officials to more easily explain the difference in lodging uses.

ALTERNATIVES:

1. Recommend approval of the request to amend the Zoning Ordinance as proposed.
2. Recommend an alternate amendment.
3. Recommend denial of the request.

RECOMMENDATION:

Approval of the request to amend Article A, Section 8-3002 (Definitions) to amend the definition of Inn.

Amendments recommended to be enacted are shown in boldface type and are underlined.

ENACT

Article A, Section 8-3002 (Definitions)

Inn. A lodging establishment for transient guests with no more than 15 guest rooms. **Must be owner – occupied or provide 24 – hour / 7 day a week on-site staff.** Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is a separate principal use and must be an allowed use in the base zoning district. Any on-premises use that is accessible only by hotel guests is an accessory use.