

RESOLUTION OF THE MACON-BIBB COUNTY PLANNING AND ZONING COMMISSION AMENDING CHAPTERS 1 AND 21 OF THE COMPREHENSIVE LAND DEVELOPMENT RESOLUTION FOR MACON-BIBB COUNTY TO AMEND THE DEFINITION OF GUEST QUARTERS UNDER SECTION 1.02 AND TO AMEND THE REQUIREMENTS FOR GUEST QUARTERS UNDER SECTION 21.05; AND FOR OTHER PURPOSES.

WHEREAS, the Macon-Bibb County Planning and Zoning Commission (the “Commission”) finds that guest quarters are an appropriate and beneficial use in the Intown Historic District, improving walkability and benefitting tourism by providing tourists and visitors an alternative place to stay, which is both convenient to downtown and also within a pleasant, walkable neighborhood; and

WHEREAS, the Commission further finds that the definition of and restrictions on guest quarters should be modified to allow fuller use of larger houses within the Intown Historic District while at the same time avoiding the problem of guest quarters becoming special event centers or “party houses,” or otherwise causing adverse effects on neighboring parties, such as over-crowding, traffic congestion and excessive noise; and

WHEREAS, the amendments contained herein would benefit and promote the health, safety, morals and welfare of the citizens of Macon-Bibb County.

NOW THEREFORE, THE COMMISSION resolves that the following sections and chapters of the Resolution are hereby amended as follows:

Chapter 1, DEFINITIONS OF TERMS USED IN THIS RESOLUTION

In Section 1.02. Specific definitions

Amend subsection [46.1], *Guest quarters*. by deleting the stricken language and inserting the highlighted or underlined language in such subsection:

[46.1] **Guest quarters.** A primary residence or portions thereof, as well as any accessory buildings that contain one or more guest rooms or units, which must exist as an owner-occupied residence which provides rooms for guests for compensation and consists of no more ten (10) separate guest rooms or units for a length of stay not to exceed any ninety (90) day consecutive period; not more than two (2) meals per day may be prepared and served on the premises only to registered evening guests; no public or private bars, taverns, restaurants, night clubs or special event centers may be operated or included as a part of a guest quarter facility, provided however, that alcoholic beverages may be provided only to registered over-night guests assuming all county alcohol regulations are complied with. All guest quarters must be under the same roof as the primary residence. (Added May 9, 1988, ZA88-05-02;)

Insert a new Subsection 96.1 to read as follows:

[96.1] *Special event center.* A commercial facility which is utilized for events in exchange for compensation, such events to include meetings, conferences, banquets, corporate functions, weddings, parties, trade shows or similar events or gatherings.

Chapter 21, HR-1, HR-2, HR-3, HC, AND HPD—HISTORIC ZONING DISTRICTS

Amend **Section 21.05. - Historic Residential 3 District (HR-3)**, by deleting the stricken language and inserting the highlighted or underlined language in such subsection:

[2] *Conditional uses:*

(e) Multi-family dwellings, provided that minimum lot sizes for new construction or conversion to multifamily dwellings (or guest quarters) shall be governed by the following table:

| Number of Stories in Building | | Minimum Lot Area per Unit (Square Feet) |
|-------------------------------|--|--|
| 1 | | 2,500 |
| 2 | | 2,000 |
| <u>3</u> | | 1,750 |

The design and placement of dwelling units (or guest units or rooms) must be compatible with the historic and cultural character of the district.

(i) Guest quarters, provided that:

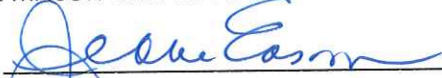
- (i) The total number of guest rooms or units allowed shall be determined pursuant to the provisions of Section 21.05[2](e), not to exceed ~~five (5)~~ ten (10) rooms or units;
- (ii) Approval is obtained from the Macon-Bibb County Fire Department;
- (iii) The permit for guest quarters is not transferable;
- (iv) Facilities described hereunder shall be allowed only in the Intown Historic District as shown on the map described in Section 2.03[5].

(v) Parking shall be provided in accordance with Section 26.03(1)(i).

Guest quarters (003.1a)

SO ADOPTED THIS 8th DAY of May 2023

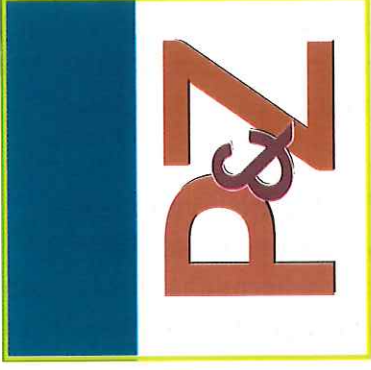
THE MACON-BIBB COUNTY PLANNING & ZONING COMMISISON

BY:  _____

Jeane Eason, Chairman

ATTEST:  _____

Jeffery Ruggieri, Executive Director



AGENDA ITEM 7

MACON-BIBB COUNTY
Planning & Zoning

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THE MACON-BIBB COUNTY PLANNING & ZONING COMMISSION

BY: _____

Jeane Easom, Chairman

ATTEST: _____

Jeffery Ruggieri, Executive Director