



October 21, 2026

VIA MAIL AND EMAIL ([REDACTED])

Loan Tran
2613 Montgomery Street LLC | The Rhino Collective, LLC

[REDACTED]

VIA MAIL AND EMAIL ([REDACTED])

Ronnie Hall
Applicant & Authorized Agent
Jardin Residence, LLC - The Jardin House

[REDACTED]

Re: Notice of Intent to Revoke Business Location Approvals

Plan Number: 26-002762-BA | Address 420 W 43rd Street (20074 18008)

Plan Number: 26-002763-BA | Address 411 W 42nd Street (20074 18004)

Plan Number: 26-002764-BA | Address 2601 Montgomery Street (20074 18005)

Notice to Correct Conditions Due to Use of 2613 Montgomery Street as Inn

Dear Mrs. Tran and Mr. Hall,

As the Planning Manager in the City of Savannah ("City") Planning and Urban Design Department, designated as the enforcement official responsible for the administration of the Zoning Code, the following use violations were found related to the subject zoning Business Location Approvals ("BLAs") and subject property. Please be advised that the City provides this Notice of Intent to Revoke the above referenced BLAs and Notice to Correct the Inn use violation pursuant to City Code of Ordinances, Div. II, Pt. 8, Ch. 3 (Zoning Code), Art. 12 for the reasons detailed herein.

VIOLATIONS

Pursuant to Zoning Code Sec. 12.5.a, use of land, buildings, or structures contrary to any of the requirements of the Zoning Ordinance is a violation. "Any certificate, entitlement, permit, license or other authorization that would be in violation of the requirements of this Ordinance shall not be granted or issued." Sec. 12.3.c.

Zoning Code Sec. 13.2 defines Inn as "a lodging establishment¹ for transient guests for six (6) to 15 guest rooms. Must be owner-occupied or provide 24-hour, 7 days a week onsite staff." Hotel is defined as "a lodging establishment for transient guests with more than 15 guest rooms." In the TC-1 zoning district, an Inn is a limited use must "front a street classified as a collector or arterial (as identified in Appendix A-1)." Sec. 8.4.35.a; *see also* sec. 5.4 (Principal Use Table).

¹ Sec. 13.2 (Lodging Establishment) ("An establishment where a room, camp site or dwelling unit is provided for overnight stay, in exchange for compensation, to one or more transient guests whose usual place of residence is elsewhere. Lodging establishments include the following: bed and breakfast homestays, bed and breakfast, inns, hotels, motels, short-term vacation rentals, recreational vehicle parks and campgrounds. If a lodging operation or a proposed lodging use does not meet the definition of any of the lodging uses listed above, it shall not be permitted.")

[REDACTED]



While the Jardin is constructed across seven (7) parcels, zoned TC-1, with Buildings A and B constructed on all or parts of five (5) of those parcels, the Certificate of Occupancy (“CO”) (24-06688-BC) was related to building site permit (24-01550-SITE) and Certificate of Appropriateness (“COA”) (25-001663-COA) which were issued specifically for 2613 Montgomery Street (PIN 20074 18006): “Jardin Apartments,” a mixed-use development, comprised of two buildings, with 41 residential units and commercial space, and requisite parking (“the Development”). Stamped plans indicate Buildings A and B respectively include 24 and 17 dwelling units.

On May 29, 2026, Ronnie Hall applied for the three (3) Inn use Business Location Approvals (BLAs) with the following information.

Address	PIN	Description	Bedrooms
420 W 43rd Street	20074 18008	Inn 15 Rooms	15
411 W 42nd Street	20074 18004	Inn (11 Rooms)	15
2601 Montgomery St	20074 18005	Inn (13 Rooms)	15

Notwithstanding, pursuant to www.thejardinresidence.com, 2613 Montgomery Street is being offered and used as “An apartment-style Inn in Savannah's Starland District” with “40 Suites & Lofts” available.² Such use is a violation of the cited Zoning Codes, particularly by exceeding 15 guest rooms. A BLA for 2613 Montgomery Street has not been issued, and cannot be due to number of rooms.

NOTICE OF INTENT TO REVOKE BUSINESS LOCATION APPROVALS

On June 12, 2026, the following BLAs, were issued in violation of the Zoning Ordinance. Therefore, the City intends to revoke the listed BLAs, pursuant to Zoning Code Secs. 12.3.d and 12.8.b.

Address	PIN	BLA	BLA Plan Number
420 W 43rd Street	20074 18008	Inn 15 Rooms	26-002762-BA
411 W 42nd Street	20074 18004	Inn (11 Rooms)	26-002763-BA
2601 Montgomery St	20074 18005	Inn (13 Rooms)	26-002764-BA

39

The Development is associated with one address and is comprised of two distinct buildings—not three. Both buildings exceed 15 guest rooms, individually and collectively. Further, and in the alternative, 42nd and 43rd Streets are not classified as collector or arterial streets. While the portion of the building applied for as 411 W 42nd Street technically fronts Montgomery, as it is L-shaped, it nonetheless contains 24 studio, one-bedroom, and two-bedroom apartments, exceeding the guest rooms the Zoning Code authorizes for an Inn. Similarly, while Montgomery Street is a collector or arterial street, BLA Plan Numbers 26-00276-BA and 26-002764-BA, for 11 and 13 rooms, respectively, totaling 24 rooms, are for guest rooms in the same building, lodging establishment, or part thereof, exceeding the guest rooms for an Inn.

As a result, the subject Inn use approvals directly conflict with City law; accordingly, each BLA was mistakenly issued. The City intends to revoke the BLAs pursuant to Zoning Code Sec. 12.8.d.i., following a

² THE JARDIN RESIDENCE — APARTMENT-STYLE INN IN SAVANNAH (<https://www.thejardinresidence.com/>) and GUEST SUITES & NIGHTLY RATES — THE JARDIN RESIDENCE (<https://www.thejardinresidence.com/residences>), last assessed Oct. 18, 2026.





Show Cause Hearing, wherein the holder of the BLAs, who may be represented by counsel, will have the opportunity to testify, present evidence, and cross-examine witnesses to show cause as to why the BLAs should not be revoked.

A Show Cause Hearing is scheduled:

Date/Time: **November 4, 2026 at 10:00 a.m.**
Location: Floyd Adams, Jr. Complex
20 Interchange Drive
Savannah, GA 31415

NOTICE TO CORRECT CONDITIONS

Pursuant to Zoning Code Sec. 12.6.e, this notice must state that the use violations described above must be corrected within five (5) business days from the date of this notice. You have 14 days from the date of notification to request an extension of time, which shall be granted to a date certain if additional time is reasonable.

An extension is preauthorized to **correct the use violations by December 1, 2026.**

You may request a meeting with me to discuss methods and time limits for the correction of the violation(s). Please be advised, such meeting must be held within five (5) business days of receipt of this Notice to Correct Conditions. Should your request be received thereafter, I am nonetheless willing to discuss when mutually agreeable before the deadline provided.

If the violation is not corrected by **December 1, 2026**, the City intends to charge the property owner for all administrative costs associated with abatement of the violation(s) and/or initiate any of the remedies or a combination of the remedies described in Zoning Code Sec. 12.8.

CONCLUSION

The property owner and applicant are hereby notified of the intent to revoke the Business Location Approvals and to correct conditions of Inn use violation for the foregoing reasons. A show cause hearing will be held at the specified date and time noted above.

Respectfully,

John Anagnost
Planning Manager

cc: Joseph A. Melder, City Manager (via email [REDACTED])
Faye DiMassimo, Chief, Planning & Economic Development ([REDACTED])
R. Bates Lovett, City Attorney (via email [REDACTED])
Tara D. Hicks, Assistant City Attorney (via email [REDACTED])

[REDACTED]