



CIV

TN-2

37TH

36TH

TC-1

37TH

DRAYTON

ABERCORN

DRAYTON STREET - 45' R/W.

BENCHMARK

TOP CORNER CONC. WALL N. $16^{\circ} 37' 35''$ E. $\rightarrow 110'$
ELEV. = 42.23' MSL

ELEV. = 42.23' MSL

GRANITE CURB ✓

SIDEWALK

METAL POST
FOR TRAFFIC
SIGNAL

WATER
METERS

BENCHMARK

NAIL IN 24"
MAGNOLIA
ELEV. 42.00' M

TWO STORY
WOOD
RESIDENCE

FENCE ENROACHES
INTO 120. R/W.

BLOCKS --
ENCROACH
INTO
ROAD
R.W.

METAL
BLOG
FENCE
W/ROACHES
TO RD. R/W.

TWO STORY
WOOD BLDG

CONCRETE
PARKING

CONCRETE WALL

CONCRETE
WALL

5.73025, 5.73025

211



HOWARD ST

WHITAKER ST

DESOTO AVE

BULL ST

DRAYTON ST

ABERCORN ST

LINCOLN ST

HABERSHAM ST

SEILER AVE

W 36TH ST

W 37TH ST

W 37TH ST

W 38TH ST

W 39TH ST

E 36TH ST

E 35TH LN

E 35TH ST

E 35TH ST

E 36TH ST

E 37TH ST

E 37TH ST

E 37TH LN

E 37TH LN

E 38TH ST

E 39TH ST

TC-1

TC-1

CIV

TN-2

TN-2

TC-1

TC-1

CIV

TC-1

CIV

TN-2

CIV

TC-1

RECEIVED

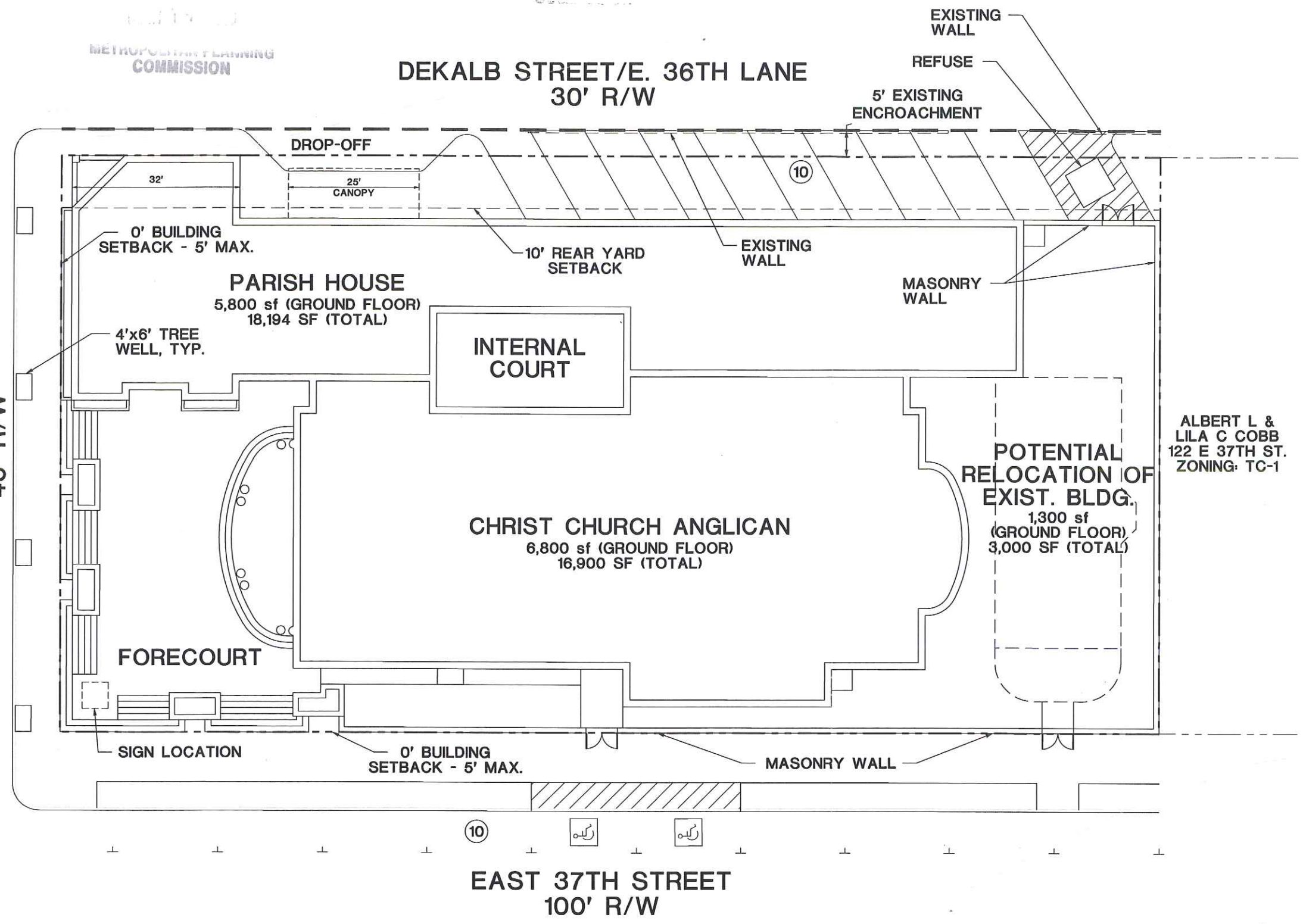
MAY 14 2013

ML

METROPOLITAN PLANNING
COMMISSION

DEKALB STREET/E. 36TH LANE
30' R/W

DRAYTON STREET
45' R/W



LOCATION MAP
NOT TO SCALE

SUMMARY

TOTAL PARKING REQUIRED = 1 SPACE/1,000 SF GROSS FLOOR AREA
= 38,094 SF/1,000 SF = 38 SPACES
TOTAL PARKING PROVIDED = 10 SPACES OFF-STREET; 10 SPACES ON-STREET ABUTTING PROPERTY; 28 SPACES OFF-SITE (GEORGIA INFIRMARY)
(VARIANCE REQUESTED TO INCREASE DISTANCE TO OFF-SITE PARKING TO 390')
TOTAL OPEN SPACE REQUIRED = 20% OF SITE AREA
= 0.53 AC * 0.20 = 0.106 AC
PERCENT OPEN SPACE PROVIDED = 0.15/0.53 * 100% = 28.3%

TREE AND LANDSCAPE QUALITY POINTS

TOP'S REQUIRED: 0.53 X 1600 = 848
LOP'S REQUIRED: 0.53 X 400 = 212
TOTAL TOP EXISTING= 0
TOTAL TOP PROPOSED= TBD
TOTAL LQP PROVIDED= TBD
PARKING AREA TOP'S REQUIRED= 0.04 X 1200 = 48
PARKING AREA LOP'S REQUIRED= 0.04 X 400 = 16
PARKING AREA TOP'S PROVIDED= TBD
PARKING AREA LQP'S PROVIDED= TBD

GENERAL DEVELOPMENT NOTES

SECTION A:
PLEASE SEE ATTACHED APPLICATION FOR ALL PERTINENT INFORMATION
SECTION B:
PROJECT NAME: CHRIST CHURCH ANGLICAN
ADDRESS: 102 E. 37TH STREET & 106 E. 37TH ST SAVANNAH, GA 31401
P.I.N. 2-0065 -14-011
2-0065 -14-010
24 hr CONTACT: J. ADAM RAGSDALE, PLA, ASLA
WOLVERTON & ASSOCIATES, INC.
(912) 721-6999
TOTAL ACREAGE: 0.53 AC.
102 E. 37TH: 0.15 AC.
106 E. 37TH: 0.38 AC.
TOTAL DISTURBED ACREAGE: 0.53 AC.
PROPOSED LAND USE: PLACE OF WORSHIP
OPEN SPACE CALC: 0.15 AC.
FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE X (UNSHADED). PROPERTY DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM PANEL 13051C0161F, EFFECTIVE 09/26/08.
DATUM REFERENCE: NAVD 88
SECTION C:
ZONING DISTRICT: TC-1 (TRADITIONAL COMMERCIAL - NEIGHBORHOOD)
PROPOSED LAND USE: PLACE OF WORSHIP
SECTION E:
MAXIMUM BUILDING HEIGHT: 45' (VARIANCE REQUESTED FOR 55'-CHURCH BLDG. ONLY)
BUILDING SETBACKS:
FRONT: 0 FT/5 FT MAXIMUM
SIDE: 0 FT
REAR: 10' (VARIANCE REQUESTED TO REDUCE TO 0')
MAXIMUM BUILDING COVERAGE: 5,500 SF MAX. GROUND FLOOR AREA (VARIANCE REQUESTED FOR 6,800 SF)
THIS DEVELOPMENT WILL BE SERVED BY WATER & SEWER FACILITIES SUPPLIED BY CITY OF SAVANNAH.
SECTION J:
BUFFERS: NONE

NO STATE WATERS ARE LOCATED ON OR WITHIN 200 FT. OF THE SITE.
THERE ARE 0.0 ACRES OF WETLANDS LOCATED ON THIS SITE OF WHICH 0.0 ACRES ARE PROPOSED TO BE DISTURBED.

GENERAL DEVELOPMENT PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

Wolverton & Associates
Consulting Engineers + Land Surveyors
7 East Congress Street • Suite 205 • Savannah, Georgia 31401
Phone: (912) 721-6999 • Fax: (912) 721-6998
www.wolverton-associates.com



Project Title
**CHRIST CHURCH ANGLICAN
SAVANNAH, CHATHAM CO., GEORGIA
BY: CHRIST CHURCH ANGLICAN, INC.
SAVANNAH, GEORGIA**

REVISIONS	BY

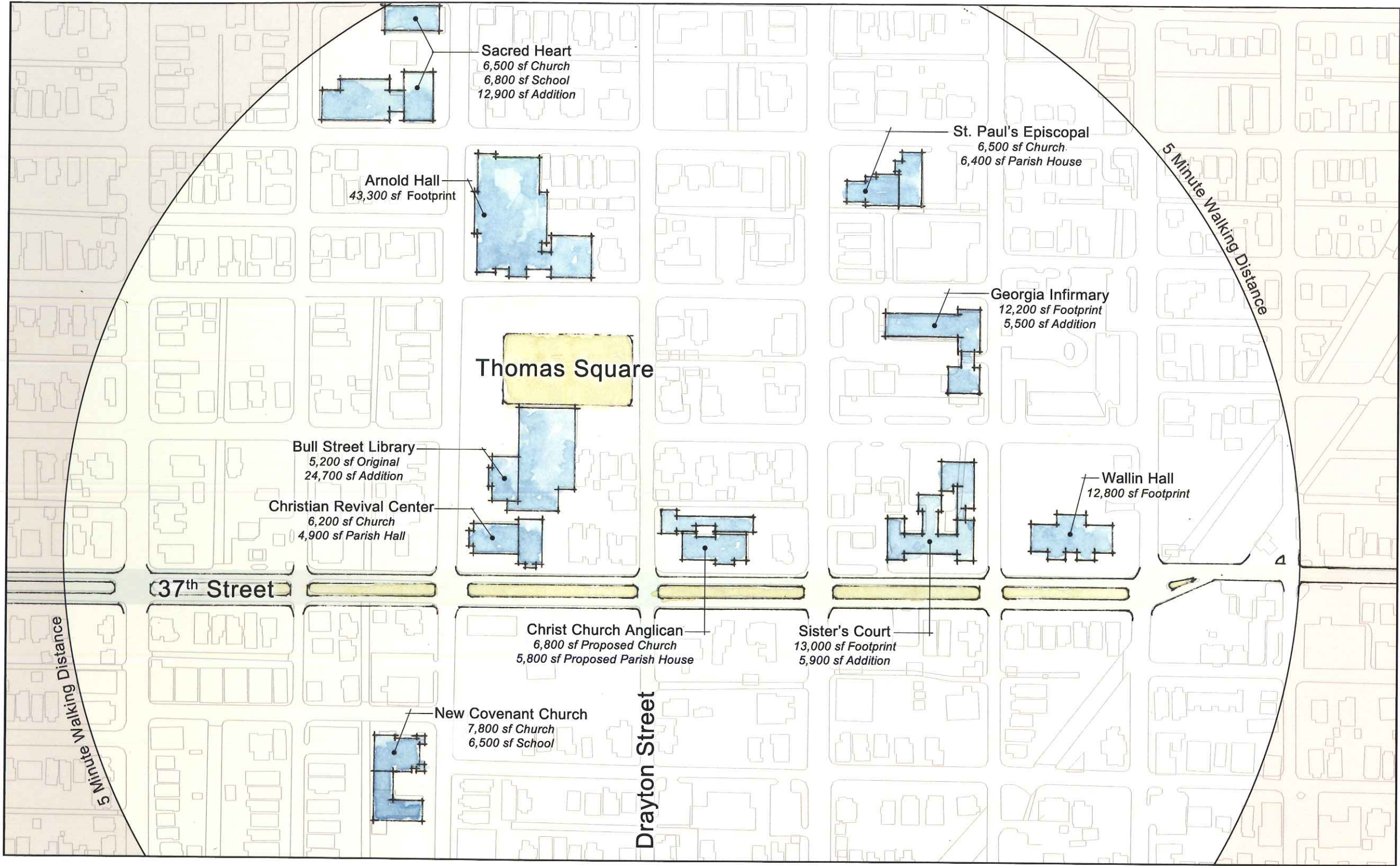
DRAWN BY **EAB**
CHECKED BY **JAR**
DATE: **03/12/2013**
SCALE: **1" = 10'**
JOB No.

SHEET NUMBER
GDP

NEIGHBORHOOD
PRECEDENTS

This diagram illustrates the footprints of civic buildings within the surrounding neighborhood. While the 5,500 s.f. limit contained in the zoning is appropriate for the majority of private buildings, the footprints of historic civic buildings are often above this threshold.

With the proposed footprints of 6,800 and 5,800 for the Church and Parish Hall respectively, Christ Church Anglican is within the appropriate range for historically scaled civic structures in the Thomas Square neighborhood.



CIVIC BUILDING FOOTPRINT ANALYSIS

Thomas Square Neighborhood Precedents

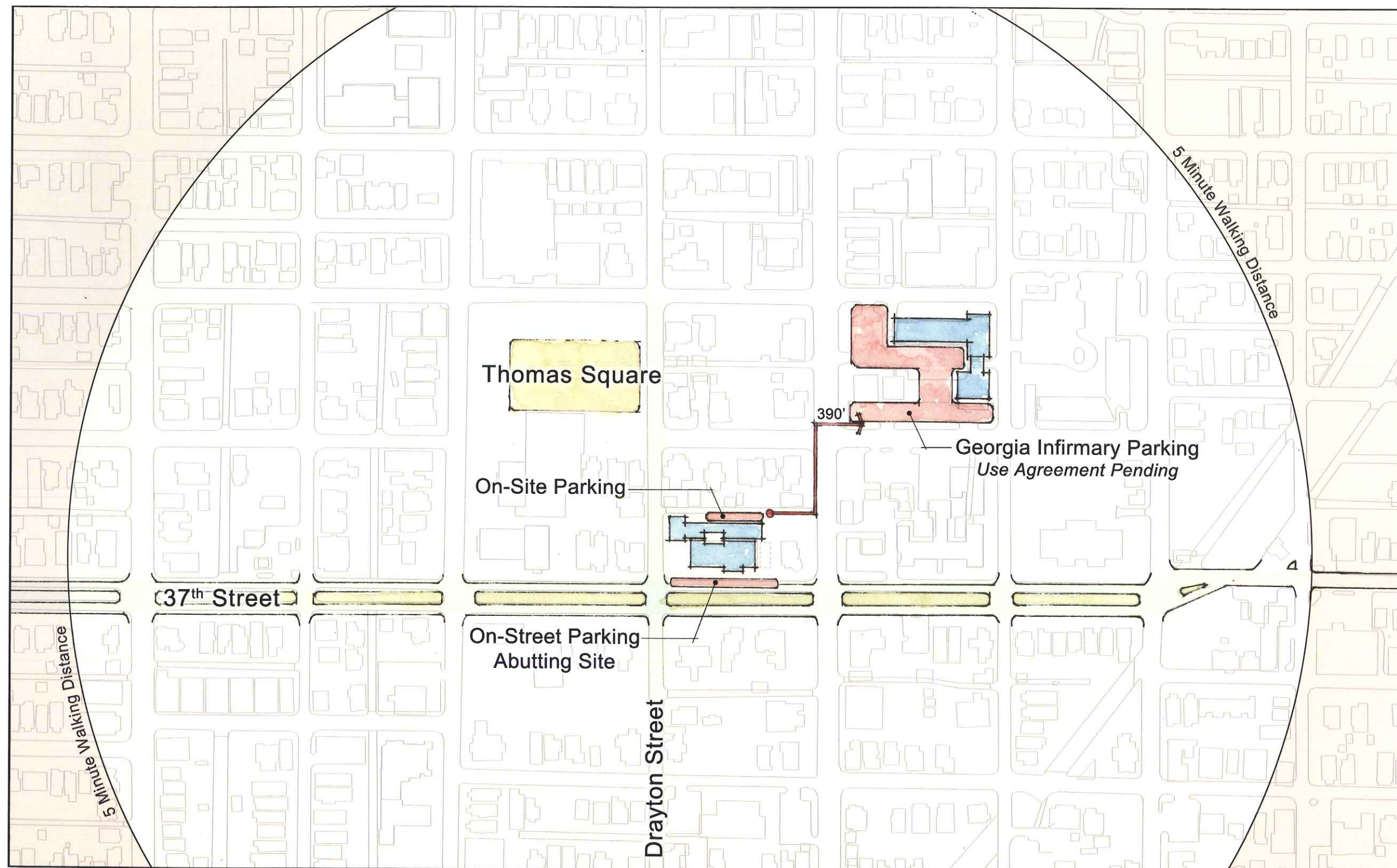
Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of design conditions. Sottile & Sottile, 2013

CHRIST CHURCH ANGLICAN
NEW BUILDING AND CAMPUS
Conceptual Design Study
SAVANNAH, GEORGIA

DISTANCE TO PARK

This diagram illustrates the proximity of the parking resource of 55 spaces at the Georgia Infirmary. A use agreement is pending with the Georgia Infirmary for the use of its lot to meet a portion of the parking requirement for the proposed Christ Church Anglican project.

The Georgia Infirmary parking lot is 390' along pedestrian paths from the proposed church site, requiring a variance from the 150' distance to off-site parking permitted in the zoning ordinance. This distance equates to one block away from the proposed site. Additionally, the public parking around Thomas Park is also within a 1-2 block walk from the proposed site.



PARKING RESOURCES & WALKING DISTANCES

Off-Site Parking in the Thomas Square Neighborhood

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of design conditions. Sottile & Sottile, 2013

CHRIST CHURCH ANGLICAN
NEW BUILDING AND CAMPUS

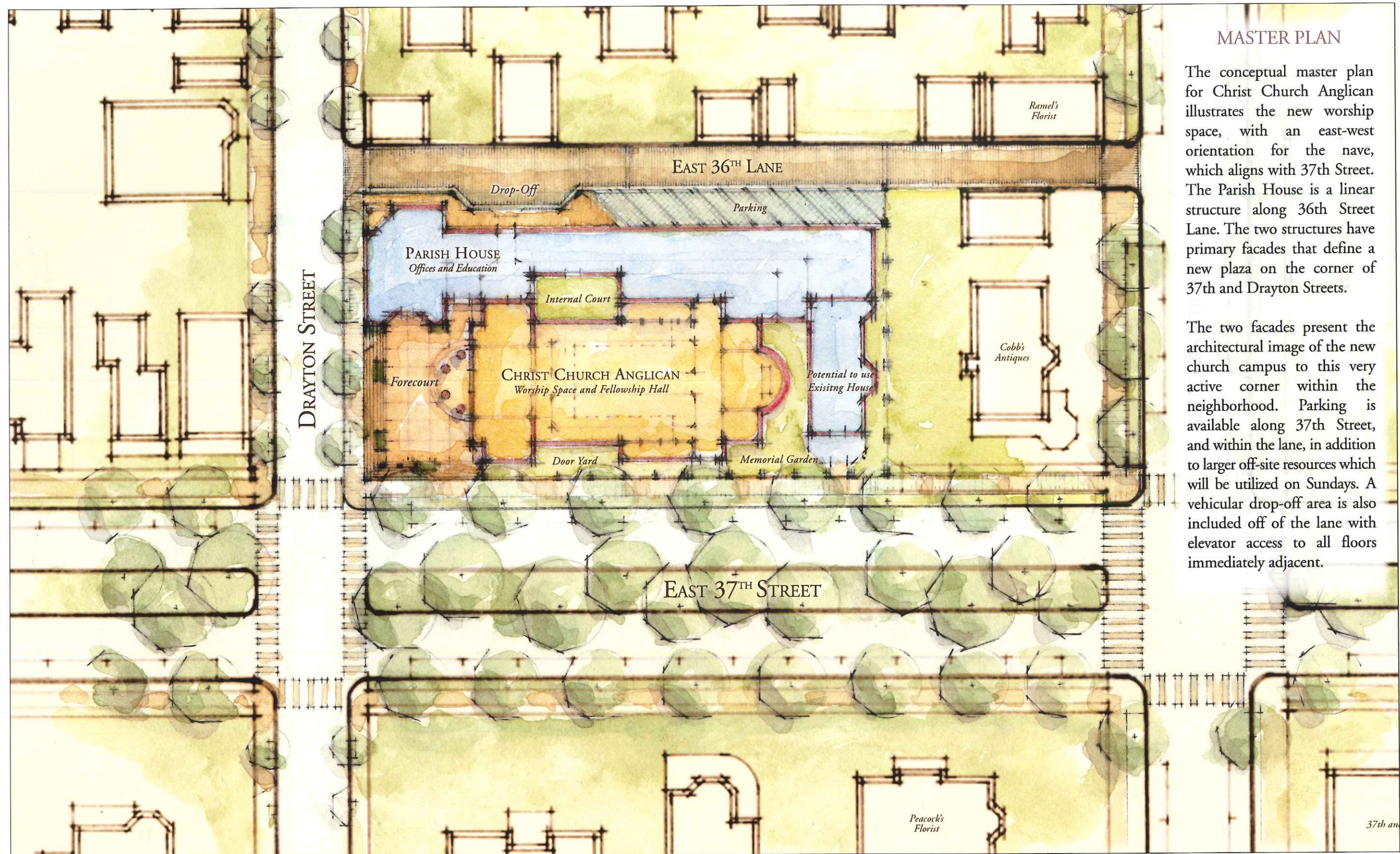
Conceptual Design Study

SAVANNAH, GEORGIA

MASTER PLAN

The conceptual master plan for Christ Church Anglican illustrates the new worship space, with an east-west orientation for the nave, which aligns with 37th Street. The Parish House is a linear structure along 36th Street Lane. The two structures have primary facades that define a new plaza on the corner of 37th and Drayton Streets.

The two facades present the architectural image of the new church campus to this very active corner within the neighborhood. Parking is available along 37th Street, and within the lane, in addition to larger off-site resources which will be utilized on Sundays. A vehicular drop-off area is also included off of the lane with elevator access to all floors immediately adjacent.



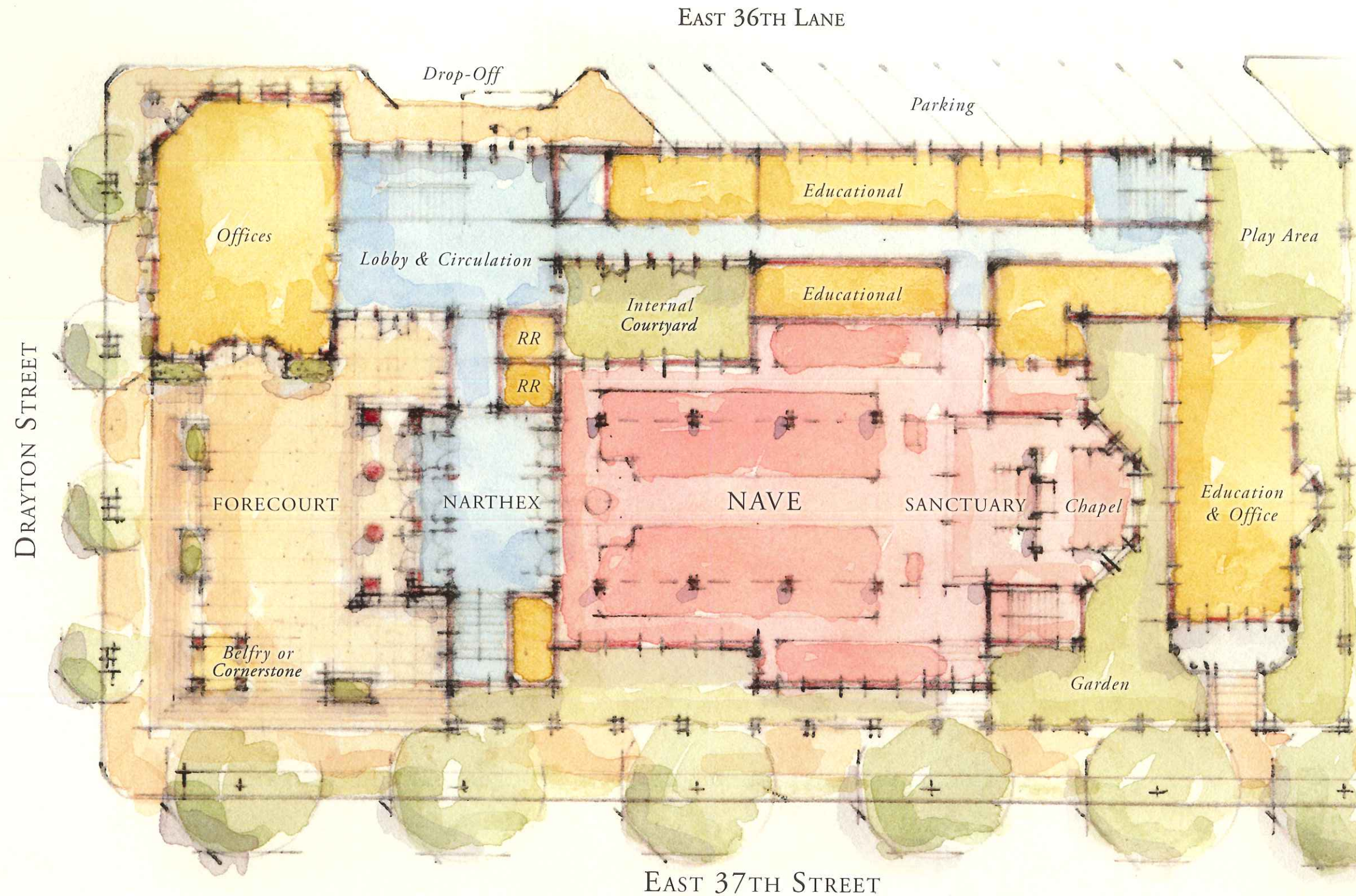
CHRIST CHURCH ANGLICAN NEW CHURCH MASTER PLAN *East 37th Street & Drayton Street*

CHRIST CHURCH ANGLICAN
NEW BUILDING AND CAMPUS
Conceptual Design Study
SAVANNAH, GEORGIA

Scale: 1"=40'-0"
North
Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of design conditions. Sotile & Sotile, 2013

MAIN LEVEL

The main level floor plan illustrates the forecourt plaza located on the corner of 37th and Drayton Streets. The narthex takes direct access from the forecourt as does the educational and administration building. A drop-off on the lane provides accessible connections to all floors via a generous elevator, and a lobby and circulation atrium allows for overflow from the narthex for forming processions and other gatherings before or after worship. An internal courtyard between the nave and education building provides an opportunity for natural light within both buildings and could be utilized as a secure play yard for children.



MAIN LEVEL

Conceptual Floor Plan

CHRIST CHURCH ANGLICAN
NEW BUILDING AND CAMPUS

Conceptual Design Study

SAVANNAH, GEORGIA

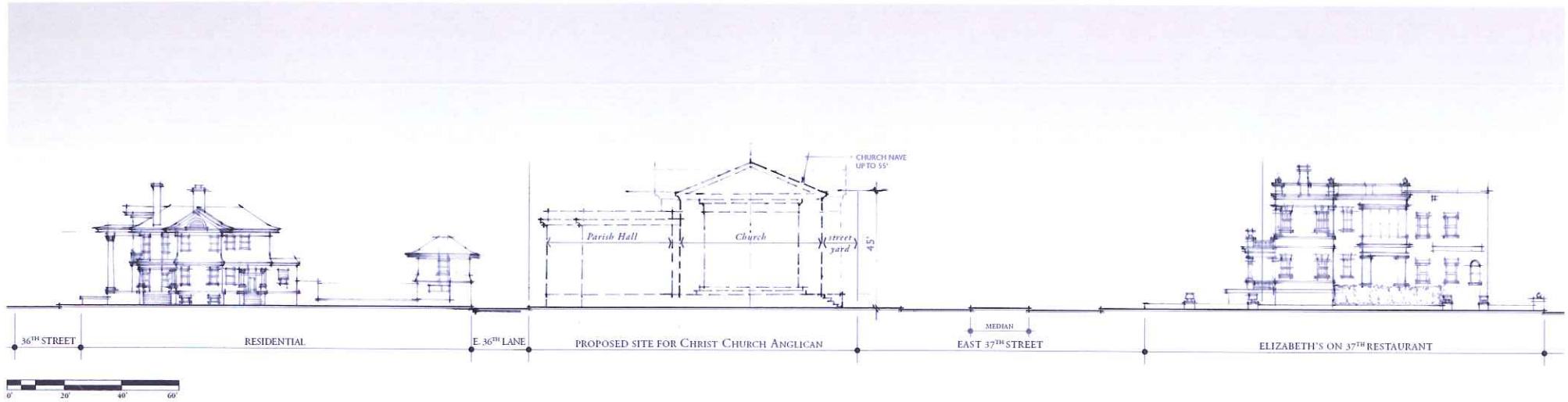
Scale: 1"=20'-0"

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of design conditions. Sottile & Sottile, 2013

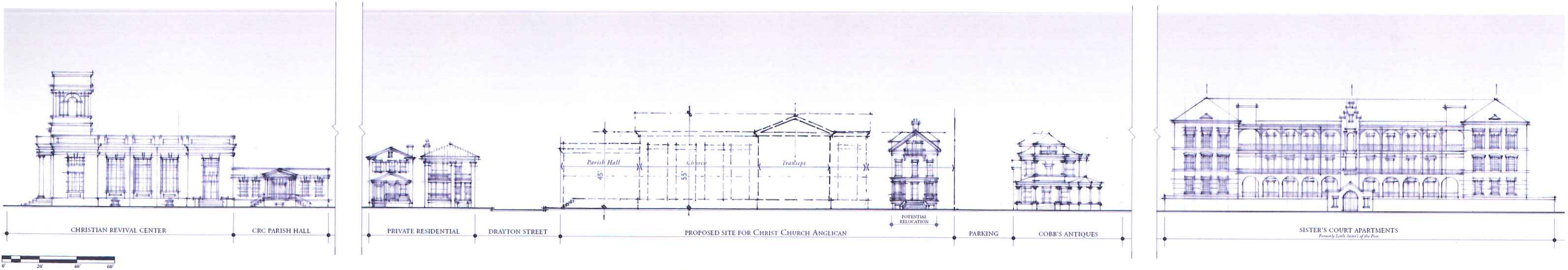
CIVIC PRECEDENTS

The design team studied a range of civic buildings within the Thomas Square Streetcar Historic District to determine the appropriate height range for the Church and Parish Hall. The Parish Hall is set back from the lane for the majority of its length. The church nave is located to the south, allowing the massing to step down in stages to meet the context at the lane.

The current height in the TC-1 district is 45' above grade. The proposed building height of 55' at the ridge of the church nave is within the appropriate range of historically scaled civic structures (up to 67') in the Thomas Square Streetcar Historic District.



DRAYTON STREET CONTEXT ELEVATION



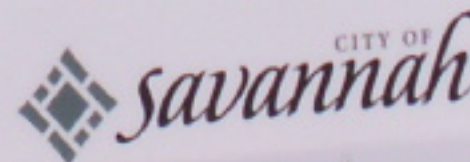
EAST 37TH STREET CONTEXT ELEVATION

BUILDING HEIGHT & MASS
Contextual Design

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of design conditions. Sottile & Sottile, 2013







PUBLIC NOTICE

To request a variance, Section 5-3702(c) & 10
1. height variance, a 10 ft. rear yard setback
variance, a 1,200 sq. ft. building footprint
variance, a 200 sq. ft. building footprint variance
& a 100 sq. ft. parking variance

TYPE OF RELIEF SOUGHT:
APPLICATION NO.: 13-001614-ZBA
SCHEDULED DATE: Thurs, April 25, 2013
TIME AND PLACE: 10:00 A.M. @ MPC
110 E. State St.
For more information call: (912) 651-1460

Seabolt
BROKERS
HARRY
ORMAN
REALTORS
Since 1930
233-6609

For Sale
1890 Victorian Mansion
Situating on 7 city lots
Business (Florist) OPEN / Not Included
V. Elaine Seabolt | Michael Brannin
912-224-7511 | 912-604-8518







