



Chatham County - Savannah Metropolitan Planning Commission

April 25, 2017 Regular MPC Meeting

Title

CONCEPTUAL PLAN | Plan to Develop Five Hotels on Bremer Tract | HD Companies, Developer | D.J. Desai, Agent
| File Number 17-001437-PLAN

Description

Bremer Tract Conceptual Plan
8.44 Acres – Five Hotels
1147 East President Street
Applicant: HD Companies
Owner: W.J. Bremer, Jr. et al
Agent: D.J. Desai
Neighborhood: Hitch Village / Fred Wessels Homes
Aldermanic District: 2 - Durrence
County Commission District: 2 – Holmes
Property Identification Number: 2-0013 -01-001
Planner: Jack Butler

Recommendation

The MPC staff recommends **approval** of the proposed Concept Plan/Master Plan subject to the following conditions:

1. Approval of the designed access easement to the proposed frontage road along President Street by the City Engineer. If the East President Street frontage road design and construction from the access easement to the proposed median cut signalized intersection that aligns with access to the Savannah River Landing site is not facilitated by the City, it will be the responsibility of the petitioner as a condition of approval of a General Development Plan/Specific Development Plan.
2. Approval of the name of any streets (if applicable) by the MPC staff.
3. Approval of the zoning map amendment of the site from an I-L to a B-C zoning classification by the Mayor and Aldermen.
4. Approval of an ESA by the City Engineer in conjunction with the approval of a General Development Plan/Specific Development Plan.
5. Approval of the Concept Plan/Master Plan by the City reviewers, including the City Engineer. Approval of a General Development Plan and/or a Specific Development Plan must also be approved by the City reviewers including the City Engineer.
6. The proposed Concept Plan/Master Plan is a basic submittal designed to receive comments and approval of an early stage development layout with very few specific details. The proposed B-C zoning district allows a maximum height of 35 feet. The proposed hotels and parking garages exceed the maximum permitted height and would necessitate the approval of a height variance. However, the proposed Concept Plan/Master Plan does not contain the specificity needed to determine the validity of variance requests. Because of this, the Concept Plan/Master Plan must be revised to delete the reference to number of stories and/or feet of all proposed buildings.

NOTE: The approval of the proposed Concept Plan/Master Plan does not approve or imply the approval of any variances from the development standards.

7. The General Development Plan and Specific Development Plan must be brought before the Metropolitan Planning Commission for approval.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [BremerProperty_Prelim_City_4-4-16.pdf](#)
- 📎 [21310 Bilbo Canal ROW and Easement Plat - Bremer.pdf](#)
- 📎 [Staff Report - 17-001437-PLAN Continued from April 4.pdf](#)