



Chatham County - Savannah Metropolitan Planning Commission

June 25, 2019 REGULAR MPC MEETING

Title

NEW CONSTRUCTION: MID-CITY HISTORIC DISTRICT | Habersham and East 37th Street | Petitioner: Ward Architecture + Preservation | File No. 19-000854-COA

Description

The applicant is requesting approval for new construction of three, three-story buildings at the corner of 37th and Habersham Streets. Two of the buildings (A&B) are identical to one another and will feature residential units. The third building, (closest to 37th Street) will have a slightly smaller footprint with a commercial space at the ground floor and residential units above. Buildings "A" & "B" will feature structured parking, and additional surface parking will be provided with access from Plant Street.

The primary material of the exterior is brick, which is proposed to be painted. Horizontal stucco banding with cast stone coping, and wood and metal canopies are proposed. Aluminum clad doors, casement and awning windows will also be incorporated. Signage will be submitted by the petitioner under a separate COA application.

Recommendation

Approve the new construction of three, three-story buildings at the corner of 37th and Habersham Streets with the following conditions:

1. Reduce the height of the buildings by reducing the height of the third floors.
2. Submit the required site plan to Development Services for specific development site plan review and ensure the parking standards are met. If changes to the site or design of the buildings are required upon site plan review, a COA application for an amendment will be required to be submitted and reviewed by staff.
3. Reduce existing curb cuts to 20 feet, add vehicular gates within the wall along Plant Street to create a consistent wall of continuity and omit the existing parking space at 37th Street.

Contact

Financial Impact

Review Comments

Attachments

- ☞ [37TH AND HABERSHAM MPC DRAWING SET 05.28.19 revisions.pdf](#)
- ☞ [Context Maps.pdf](#)
- ☞ [Parapet Context Map.pdf](#)
- ☞ [Specifications.pdf](#)
- ☞ [Staff Recommendation.pdf](#)