



2819, 2829-2379 Bull St

Savannah, Georgia

June 23, 2020

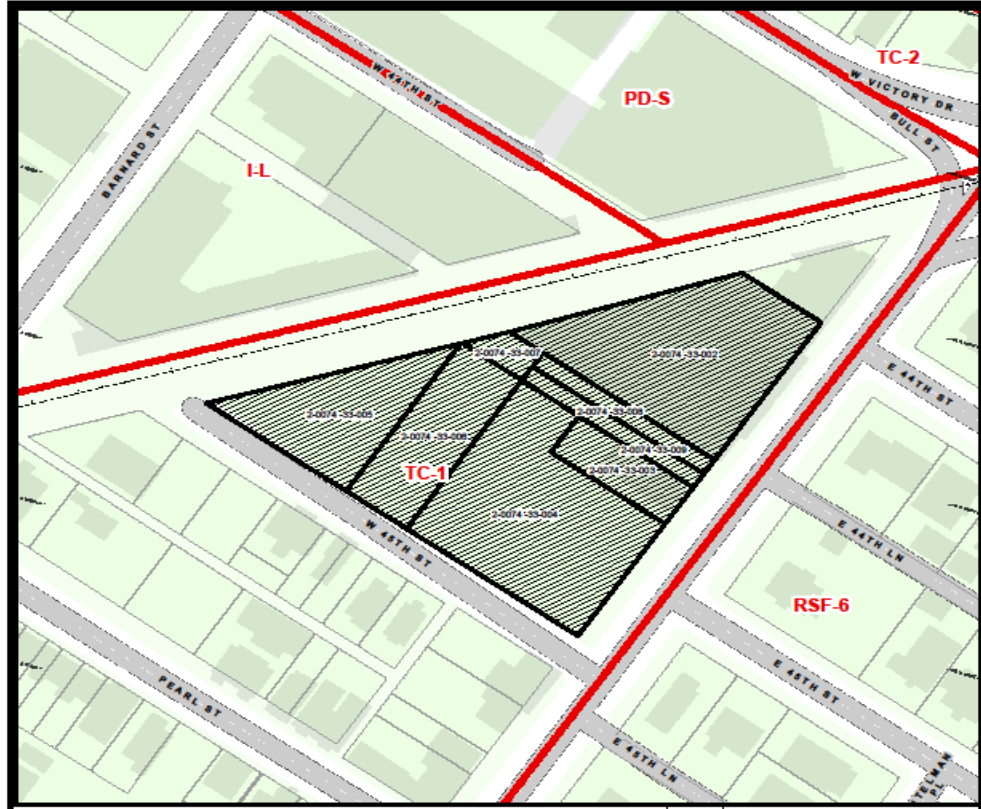


CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 EAST STATE STREET, P.O. BOX 8246, SAVANNAH GEORGIA 31412 - 8246



AERIAL MAP

FILE # 20-002563-ZA
 Address: 2819, 2837-2829 Bull St.
 Savannah, Ga
 Aldermanic District: 5
 Commission District: 5
 Neighborhood: Bingsville/Ardsley
 Park/Chatham Crescent Area
 Property ID: See Map



ZONING MAP

FILE # 20-002563-ZA
 Address: 2819, 2837-2829 Bull St.
 Savannah, Ga
 Aldermanic District: 5
 Commission District: 5
 Neighborhood: Bingsville/Ardsley
 Park/Chatham Crescent Area
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City of Savannah Needs Zoning When Applicable

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 100 feet

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Date: 8/9/2020

CHATHAM COUNTY - SAVANNAH
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SUBJECT

2819, 2837-2829 Bull St

Owner: Cracker Jack Investments, LLC & Tybee Farms

Petitioner: Development Associates Partners, LLC

Agent: McCorkle, Johnson & McCoy, LLP

PINs: 2-0074-33-002, 2-0074-33-003, 2-0074-33-004, 2-0074-33-005, 2-0074-33-006, 2-0074-33-007, 2-0074-33-008, and 2-0074-33-009.

Acreage: 1.95 Acres

Aldermanic District: 4

File No: 20-002563-ZA

Marcus Lotson, MPC Project Planner

ISSUE

A request for a special exception permit for 1.95 acres to eliminate the maximum building footprint requirement of 5,500 sq. ft.

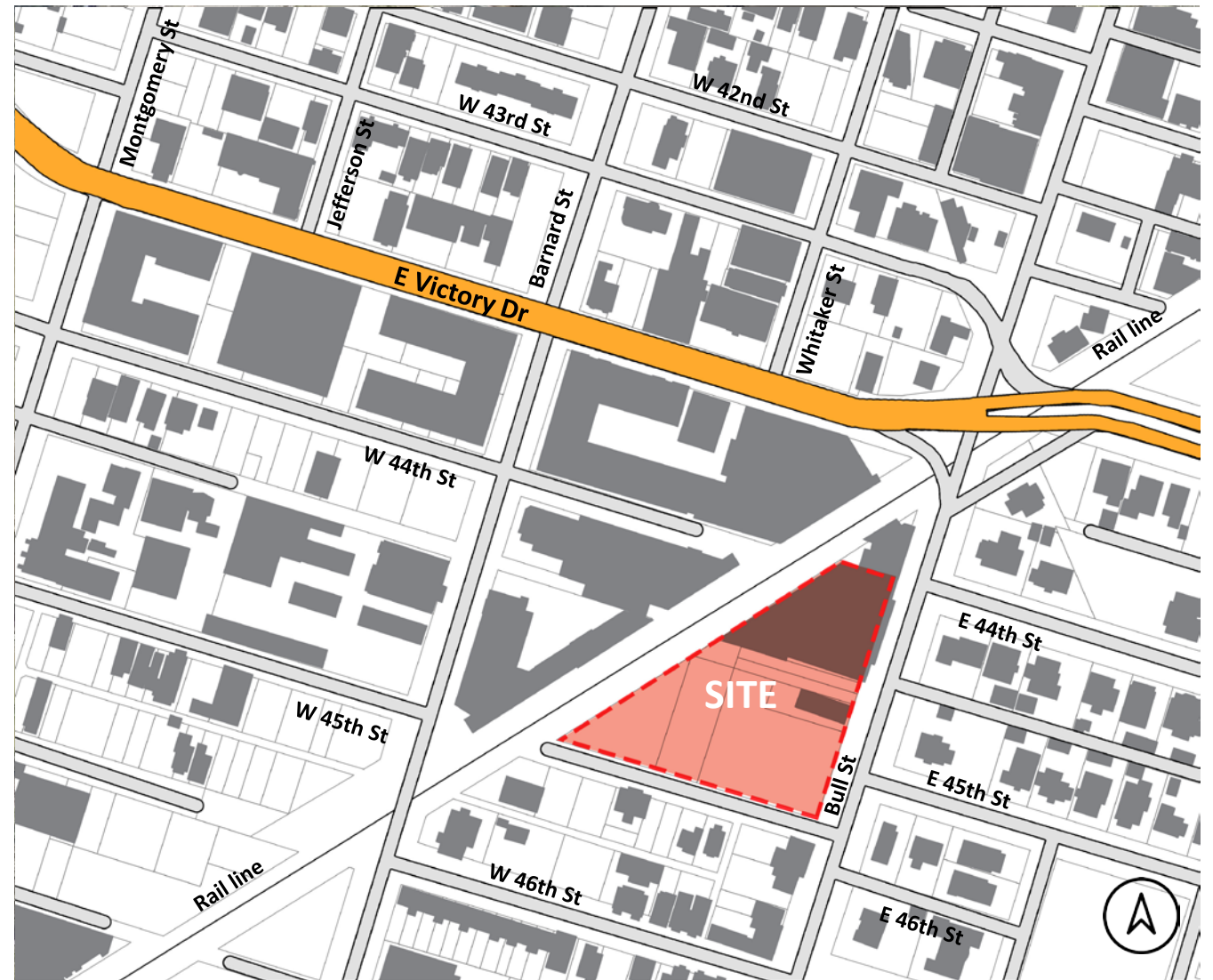


Vicinity Map of Subject Property

PROJECT SITE

BACKGROUND

The subject properties are 8 parcels south of Victory Drive and west of Bull Street. A portion of the property is developed with a single story commercial warehouse building of approximately 27,000 square feet in size. The remaining property is undeveloped. The petitioner's intent is to combine the parcels and redevelop the site with a mix of residential and nonresidential uses.



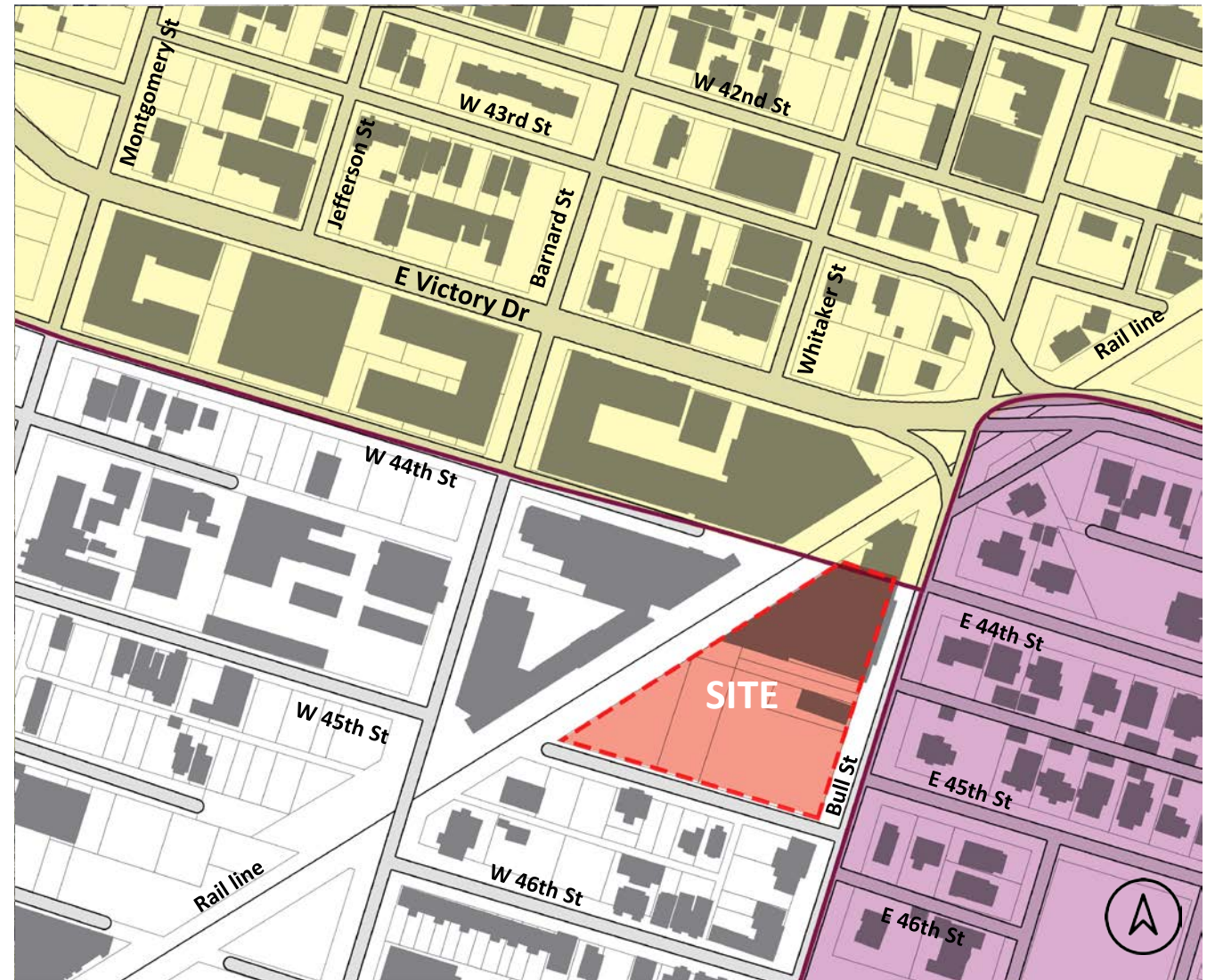
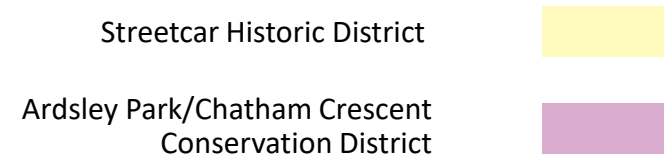
Roadway Framework Diagram

FACTS & FINDINGS

Historic Context

The subject properties are not in a historic district. However, the development pattern adjacent to such district should be considered when weighing a potential exception to the development standards.

Although there are buildings of significant mass and scale nearby, they do not represent the traditional development pattern in the neighborhood at large.



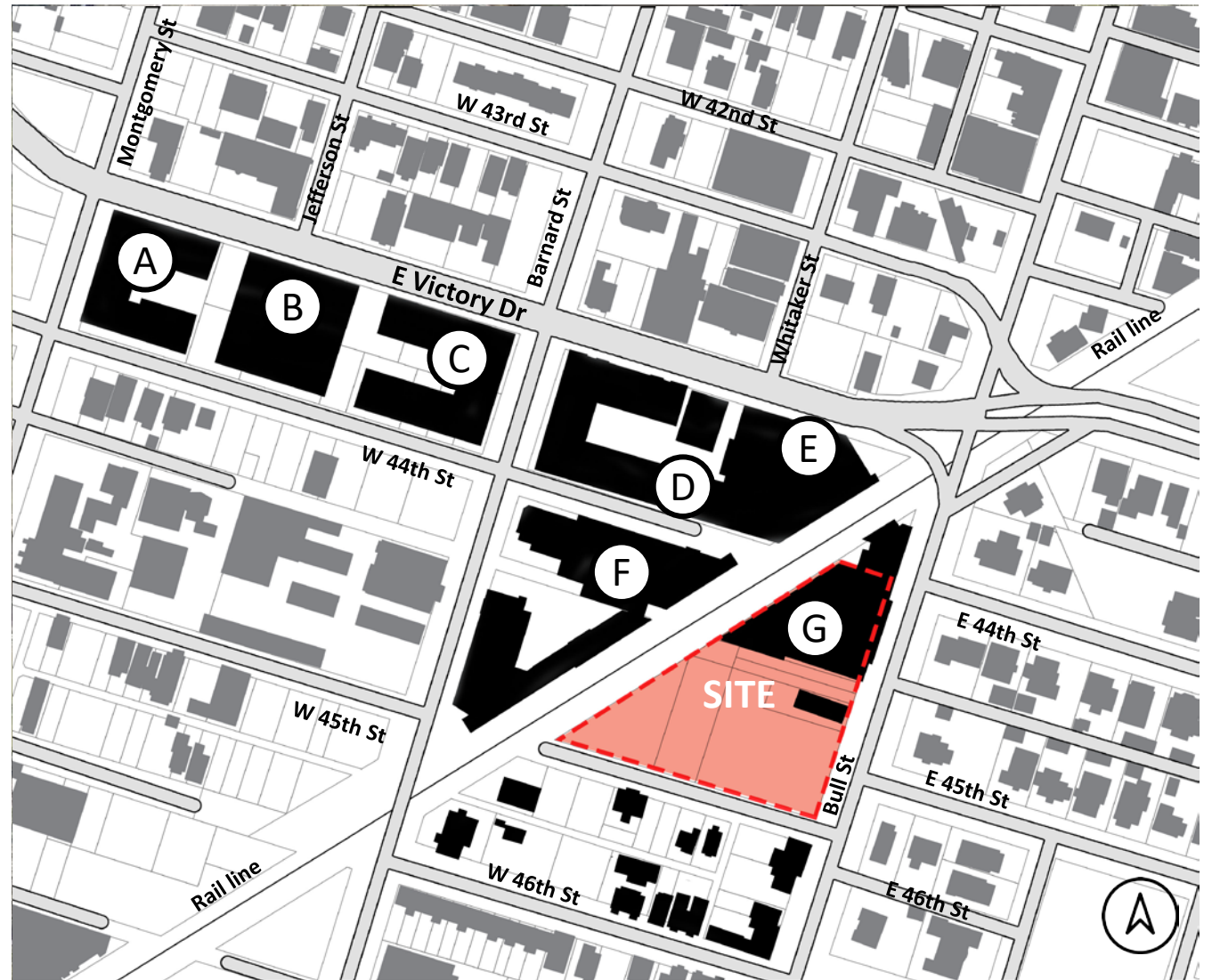
Local Historic District Diagram

FACTS & FINDINGS

BUILDING FOOTPRINT COMPARISON

Through a comparative analysis of adjacent structures. The proposed plan is consistent with existing building footprints of its type.

- Ⓐ Victory Village 2 – ~21,298 Bldg Ft Sqft
- Ⓑ Victory Village 2 – ~27,728 Bldg Ft Sqft
- Ⓒ Victory Village 2 – ~25,464 Bldg Ft Sqft
- Ⓓ One West Victory – ~30,257 Bldg Ft Sqft
- Ⓔ One West Victory – ~28,506 Bldg Ft Sqft
- Ⓕ Guerry Lumber – ~43,906 Bldg Ft Sqft
- Ⓖ 2 Women and a Warehouse– ~27,727 Bldg Ft Sqft



Roadway Framework Diagram

FACTS & FINDINGS

EXISTING SITE

Existing Structure's Footprint is 27,727 Sqft

FACTS & FINDINGS



