



Chatham County - Savannah Metropolitan Planning Commission

September 10, 2024 MPC MEETING

Title

Map Amendment | request to rezone from PBC to R-3-19 (19 d/u per acre) | Z-0824-000494

Description

The Petitioner requests approval of a Rezoning/Map Amendment to convert an existing hotel development into a multifamily residential use. The subject parcel was developed as a *Best Western* motel in or about 1985 and the Petitioner seeks to convert the existing guest rooms into approximately 120 single-room occupancy (efficiency) dwellings.

Recommendation

MPC Staff recommends **approval** of the requested Zoning Map Amendment to R-3-19 with the following conditions:

1. The maximum number of residential units shall not exceed 120.
2. On-site management shall be present on a 24-hour basis.
3. The minimum rental period shall be for one (1) month.
4. A minimum of 1,200 square feet of indoor 'common area' shall be provided for the use.
5. On-site laundry facilities shall be provided.
6. The Petitioner shall partner with Chatham Area Transit (CAT) in the construction of a bus shelter at the bus stop for Route 17 adjoining the property on E. Gateway Blvd.
7. A management plan shall be submitted to the Chatham County Commission at the time of consideration consisting of the following: A detailed description of applicant screening policies, criteria, and residency requirements; Standard rental procedures; A detailed description of supportive services that will be provided, including a list of service providers.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Application.pdf](#)
- 🔗 [Petitioner Exhibit 1.pdf](#)
- 🔗 [Petitioner Exhibit 2.pdf](#)
- 🔗 [Site Visit.pdf](#)
- 🔗 [Staff Report - Z-0824-000494.pdf](#)