



Chatham County - Savannah Metropolitan Planning Commission

SPECIAL CALLED MPC Meeting April 23, 2024

Title

MAP Amendment | Nine (9) Parcels on East Broad St, Gwinnett St, and East Bolton St | 23-001408-ZA | item was remanded back from City Council.

Description

The Petitioner requests MPC review of a proposal to rezone approximately 1.38 acres located at the southeast corner of the intersection of East Broad and East Gwinnett Streets from TC-2 (Traditional Commercial-2) to S-PD (Small-Planned Development). The proposed development consists of a 4-story mixed-use building with up to 185 apartments and up to 10,000 sf of commercial space. The development proposes underground parking within the building. The proposed PD Ordinance is based largely on a modified TC-2 use schedule, as well as modified development standards including increased building footprint, increased dwelling unit density, and reduced off-street parking requirements.

Recommendation

MPC Staff recommends approval of the request to rezone the subject property with the following conditions and modifications to the proposal:

1. The public right-of-way and City-owned property indicated on the GDP as not within the scope of the rezoning shall be included in the petition and rezoned if the other subject property within the scope is also approved for rezoning.
2. The maximum residential unit count permitted shall not exceed 138 du/ac.
3. The required off-street parking space for each dwelling unit shall be assigned to the tenant of the residential unit and available at all times for their exclusive use.
4. If privileged parking treatment is desired for commercial uses at this location, allowances for uses permitted in the S-PD shall be in accordance with those applicable to the Victorian and Streetcar Parking Reduction Area as outlined in Sec. 9.3.7 of New ZO.
5. The proposed structure shall be built in accordance with the provided elevations and perspectives submitted with the petition.
6. The façade of the structure shall be clad at least 70% brick.
7. Any use of stucco shall meet current code requirements.
8. Areas where fiber cement siding is proposed for exterior finishing shall be demonstrated on elevations/perspectives and approved by MPC during final master plan review.
9. All proposed fences or walls shall be identified on the forthcoming final master plan presented to MPC along with proposed height and materials to be used.
10. Wall, marquee and projecting sign placement and area shall be permitted accordance with the submitted sign plan found in "Exhibit B" of the S-PD ordinance. All other aspects of signage shall be guided by relevant portions of Sec, 9.9 of New ZO.
11. The S-PD document shall be modified in accordance with the attached MPC Staff markup.
12. The portion of E. Gwinnett Lane adjoining the existing church shall remain open.
13. Floor plans shall be submitted and approved as part of the final master plan review to determine unit-type distribution and associated trip generation.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [TC-2 Development Standards.pdf](#)
- 🔗 [Arch Site Plan and Elevations 3.1.24.pdf](#)
- 🔗 [Color Renderings.pdf](#)
- 🔗 [EX1 GDP PLAN.pdf](#)
- 🔗 [Gwinnett Street Apartments S-PD 3.1.24.pdf](#)
- 🔗 [Staff Report 23 Apr 24_.pdf](#)
- 🔗 [Gwinnett Street Apartments Markup_1.pdf](#)
- 🔗 [FPCA Presentation Planning Commissionn2024_0423.pdf](#)
- 🔗 [Presentation Planning Commission April 23, 23-.pdf](#)
- 🔗 [PUBLIC COMMENT combined.pdf](#)
- 🔗 [McCorkle Exhibit for 4-23-24 special called meeting.pdf](#)