



## Chatham County - Savannah Metropolitan Planning Commission

---

### October 15, 2024 MPC MEETING

#### **Title**

Site Plan Variance | 1100 East 31st Street | 24-004745-ZA

#### **Description**

The Petitioner seeks MPC approval of two site plan variances in association with the development of an apartment building in the TC-1 zoning district. The building proposed will consist of 12 units on 3 floors with ground floor parking. One unit in the project must be affordable per conditions to the zoning of the property placed by Council in June 2024.

Variances requested include:

- 1) Four-story construction where 3 stories up to 45 feet is the maximum permitted;
- 2) Approval of a reduced buffer of varied width where a 'Type B' buffer is ordinarily required for a multi-family development adjoining a one or two-family residence.

#### **Recommendation**

MPC Staff recommends **approval** of the requests for 1) 4-story construction within a maximum possible height of 45 feet, and 2) a reduced buffer of varied width with the following conditions:

- 1) The buffer shall be consistent with that reflected in the submitted concept plan;
- 2) The single dedicated affordable housing unit shall be a 3-bedroom apartment.

#### **Contact**

morrowe@thempc.org

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- ☞ [ZBA APPLICATION ACCEPTED AS PLANNING COMMISSION APPLICATION.pdf](#)
- ☞ [1100 E 31 St\\_24-004754-ZA\\_Variance for Development Plans Application.pdf](#)
- ☞ [Staff Report.pdf](#)
- ☞ [Buffer Concept and Models.pdf](#)
- ☞ [20241001\\_124114\\_resized.jpg](#)
- ☞ [20241002181609714.pdf](#)
- ☞ [Architectural Renderings.pdf](#)
- ☞ [Floor Plans.pdf](#)
- ☞ [RE\\_ 1100 E 31st Street.pdf](#)
- ☞ [opposition-Schuff- Petition #24-004754-ZA .pdf](#)
- ☞ [Combined support letters.pdf](#)
- ☞ [McCorkle Slides.pdf](#)