



## Chatham County - Savannah Metropolitan Planning Commission

---

### September 10, 2024 MPC MEETING

#### **Title**

Site Plan Variances in TC-2 Zoning District | Increase to maximum allowed height and construction of a four-story building | 9 parcels at E. Broad, E. Gwinnett, and E. Bolton streets | 24-004388-ZA

#### **Description**

The Petitioner seeks MPC approval of a Site Plan Variance to the requirements of Sec. [5.13.5](#) of the Zoning Ordinance limiting development in the TC-2 zoning district to a maximum of 3 stories and 45 feet in height.

Proposed are a series of 4 residential buildings, a mixed-use building with ground floor commercial spaces and parking garage with up to 4 stories and maximum height of 50 feet.

#### **Recommendation**

MPC Staff recommends **approval** of the following Site Plan Variances:

A variance to construct 4 buildings containing 4 stories up to a maximum of 50 feet in height in accordance with the submitted Conceptual Plan.

#### **Contact**

morrowe@thempc.org

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 🔗 [810 E BROAD ST\\_9 PARCELS\\_24-004388-ZA\\_VARIANCE FOR DEVELOPMENT PLANS APPLICATION.pdf](#)
- 🔗 [810 E. BROAD - ATTACHMENTS.pdf](#)
- 🔗 [Staff Report.pdf](#)
- 🔗 [2024.08.30 810 E Broad- Site Plan Revised and 3D Conceptual Views.pdf](#)