



## Chatham County - Savannah Metropolitan Planning Commission

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### February 18, 2025 MPC MEETING

#### **Title**

Variance to GDP | 1001/1015 Whitaker St & 120/124 W. Park Ave. | 25-000446-ZA

#### **Description**

The Petitioner seeks MPC approval of a General Development Plan with variances to permit the construction of three buildings with a number of stories and building heights in excess of the 3 stories and 45-foot height permitted within the TC-2 zoning district. One building is proposed to have 5 stories and a height of 71 feet; two other buildings are proposed to have 4 stories with a height of 57 feet.

The proposed structures will also require issuance of a *Certificate of Appropriateness* based on their location within the Victorian Historic Overlay and approval of a Special Exception to permit a building footprint in excess of the 10,000 square foot maximum permitted within the TC-2 zoning district. These requests will be heard by the Historic Preservation Commission at a future date.

Presently, the Petitioner intends to conform to all other development standards not discussed here.

#### **Recommendation**

MPC Staff recommends **denial** of the requested variances as proposed.

#### ***Alternatively, Staff recommends approval of the following:***

Building 1 shall be permitted to contain 4 stories up to a maximum height of 51 feet.

Building 2 shall be permitted to contain 5 stories up to a maximum height of 63 feet.

Building 3, adjoining Barnard Street, shall conform with the development standards of the TC-2 zoning district, which permit 3 stories up to 45 feet in height.

#### **Contact**

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#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 🔗 [1001, 1015 WHITAKER ST, 120, 124 W PARK AVE\\_25-000446-ZA\\_VARIANCE FOR DEVELOPMENT PLA.pdf](#)
- 🔗 [EXHIBIT A\\_20250124\\_SAV OFFICE BLDGS\\_VARIANCE NARRATIVE.pdf](#)
- 🔗 [EXHIBIT C\\_REVISIED SITE PLAN AND ELEVATIONS.pdf](#)
- 🔗 [7WEBB\\_HI\\_0001X.pdf](#)
- 🔗 [7WEBB\\_HI\\_0005X.pdf](#)
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