



SAVANNAH
savannahga.gov
Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
www.savannahga.gov/planning

Rezoning (Map Amendment) and Comprehensive Plan Future Land Use Map Amendment Application



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV**. Applicants are required to contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 810 E. Broad Street, 613-623 E. Gwinnett Street, 610-614 E. Bolton Street, Savannah, Georgia 31401
 Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 20043 07001, 04, 05, 06, 13, 15, 18, 19, 20
 Total acreage of the subject property: +/- 1.25
 Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Undeveloped, residential rental

II. Action Requested

A. Type of Request.

- Rezoning (Zoning Map Amendment)
 Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

B. Application History. Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

Yes No If yes, please provide the Plan/Permit File Number(s): _____

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: TC-2
- Proposed zoning district(s) for the subject property: S-PD Small Planned Development
 (Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)
- List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.) _____
Apartments/Upper Story residential retail, general restaurant

**The petitioner will receive notification to obtain and post the Public Notice Sign(s)
from the City's Planning & Urban Design Office at least
15 DAYS PRIOR TO THE PLANNING COMMISSION and CITY COUNCIL MEETINGS.**

D. Comprehensive Plan Future Land Use Map Amendment.

Sections 5.5 through 5.17, subsection 2 of the Zoning Ordinance titled Comprehensive Plan Future Land Use Map (FLUM) Consistency list the permitted Future Land Use (FLU) Category(ies) for each Zoning District. Chapter 5 of the Chatham County-Savannah Comprehensive Plan lists and defines these categories. If the proposed Zoning District is not allowed within the current FLU Category designated for the property, a Comprehensive Plan FLUM Amendment is required. As part of the application review process, the Planning Commission and City will evaluate and determine if the proposed Zoning District requires a FLU Map Amendment.

- What is the present Future Land Use Category designated for the property? _____
- What is the Future Land Use Category that allows the proposed Zoning District? _____
S-PD Small Planned Development

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please note, the review criteria for rezonings follow [Sec. 3.5.8](#) and Planned Development rezonings follow [Sec. 6.1.12](#).

The purpose of the rezoning is to develop a mixed use apartment project with upper story residential and retail/restuarant on the ground floor. The project will be a positive addition to the area and provide much needed housing.

Is the subject parcel located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport? Yes No

IV. Neighborhood Meeting

A neighborhood meeting is required as shown in [Table 3.2-1](#), Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

- Neighborhood Association: Victorian District & Forysth Park Community Coalition
- Neighborhood President: Nancy Maia & Jim Hundrucker
- Method of Notification: Email requesting preliminary meeting
- Date Notification Sent: March 3, 2023
- Date of Neighborhood Meeting: March 6th and March 9th, 2023
- Time of the Meeting: 8:30am and 3pm
- Location of the Meeting: Coffee Shop and At Project Site
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____
- Date of Planning Commission Meeting: _____

V. Property Owner Information

Name(s): 621 Gwinnett, LLC

Registered Agent: Bob Turner

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 2505 Rowland Avenue, Suite 105

City, State, Zip: Savannah, Georgia 31404

Telephone: _____ Fax: _____

E-mail address: _____

VI. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Foram Development, LLC
Registered Agent: Travis Stringer
(Or Officer or Authorized Signatory, If Petitioner is not an individual)
Address: 2602 Barnard Street
City, State, Zip: Savannah, Georgia 31401
Telephone: 305-772-2803 Fax: _____
E-mail address: tstringer@foramaroup.com

VII. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Robert L. McCorkle, III
Firm or Agency: McCorkle, Johnson & McCoy, LLP
Address: 319 Tatnall Street
City, State, Zip: Savannah, Georgia 31401
Telephone: (912) 232-6141 Fax: (912) 231-2038
E-mail address: rlm@mccorklejohnson.com

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building, Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E. State St, Savannah, GA, 31401 (Located at the State Street Garage)
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

VIII. Letter of Authorization

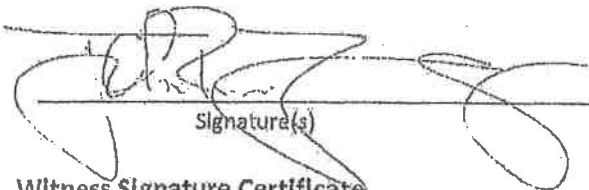
As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20043 07001, 04, 05, 06, 13, 15, 18, 19, 20, I (we) authorize

Robert L. McCorkle, III (Agent Name) of McCorkle Johnson (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): 621 Gwinnett, LLC

Registered Agent: Robert TurnerJohn
(Or Officer or Authorized Signatory, if Property owner is not an individual)


Signature(s)

MAR 2 2023
Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 3/2/23
Date

by John Robert Turner
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known or Produced Identification Type of ID _____


Signature of notary public

**Catherine Colasanto
NOTARY PUBLIC**

(Name of notary, typed, stamped or printed) **Chatham County, GEORGIA**
Notary Public State of Georgia **My Commission Expires 09/19/2023**
My commission expires: _____

IX. Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? Yes No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Kesha Gibson-Carter, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Loreen Boles	Ruel Joyner	Joseph Welch
Travis Coles	Wayne Noha	Tom Wolwode
Elizabeth Epstein	Eula Parker	Jay Melder, Ex-Officio
Joseph Ervin	Dwayne Stephens	Lee Smith, Ex-Officio
Karen Jarrett	Malik Watkins	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—

Signature of Petitioner or Petitioner's Agent or Opponent

Travis Coles

Printed Name

3-3-23

Date

X. Application Fee

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

- Rezoning/Comprehensive Plan Amendment: \$3,500.00 + \$50.00 per acre
- Rezoning for Planned Developments: \$1,000.00 + \$150.00 per acre

XI. Application Checklist

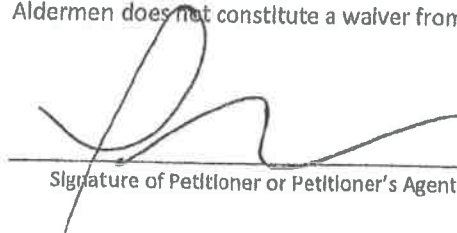
Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | | Part I. Subject Property |
| <input checked="" type="checkbox"/> | | Part II. Action Required |
| <input checked="" type="checkbox"/> | | Part III. Rezoning Review Criteria Form |
| <input checked="" type="checkbox"/> | | Part IV. Neighborhood Meeting |
| <input checked="" type="checkbox"/> | | Part V. Property Owner Information |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Part VI. Petitioner Information |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Part VII. Agent |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Part VIII. Letter of Authorization |
| <input checked="" type="checkbox"/> | | Part IX. Disclosure of Campaign Contribution Form |
| <input checked="" type="checkbox"/> | | Part X. Application Fee |
| <input checked="" type="checkbox"/> | | Part XI. Complete Application Checklist |
| <input checked="" type="checkbox"/> | | Part XII. Certified Application (Signed application) |
| <input checked="" type="checkbox"/> | | Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded). |
| <input type="checkbox"/> | | Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document). |
| <input type="checkbox"/> | <input type="checkbox"/> | Concept Plan of the proposed development if applicable |

Please note: Supplemental information may be required during plan review to address deficiencies.

XII. Certified Application

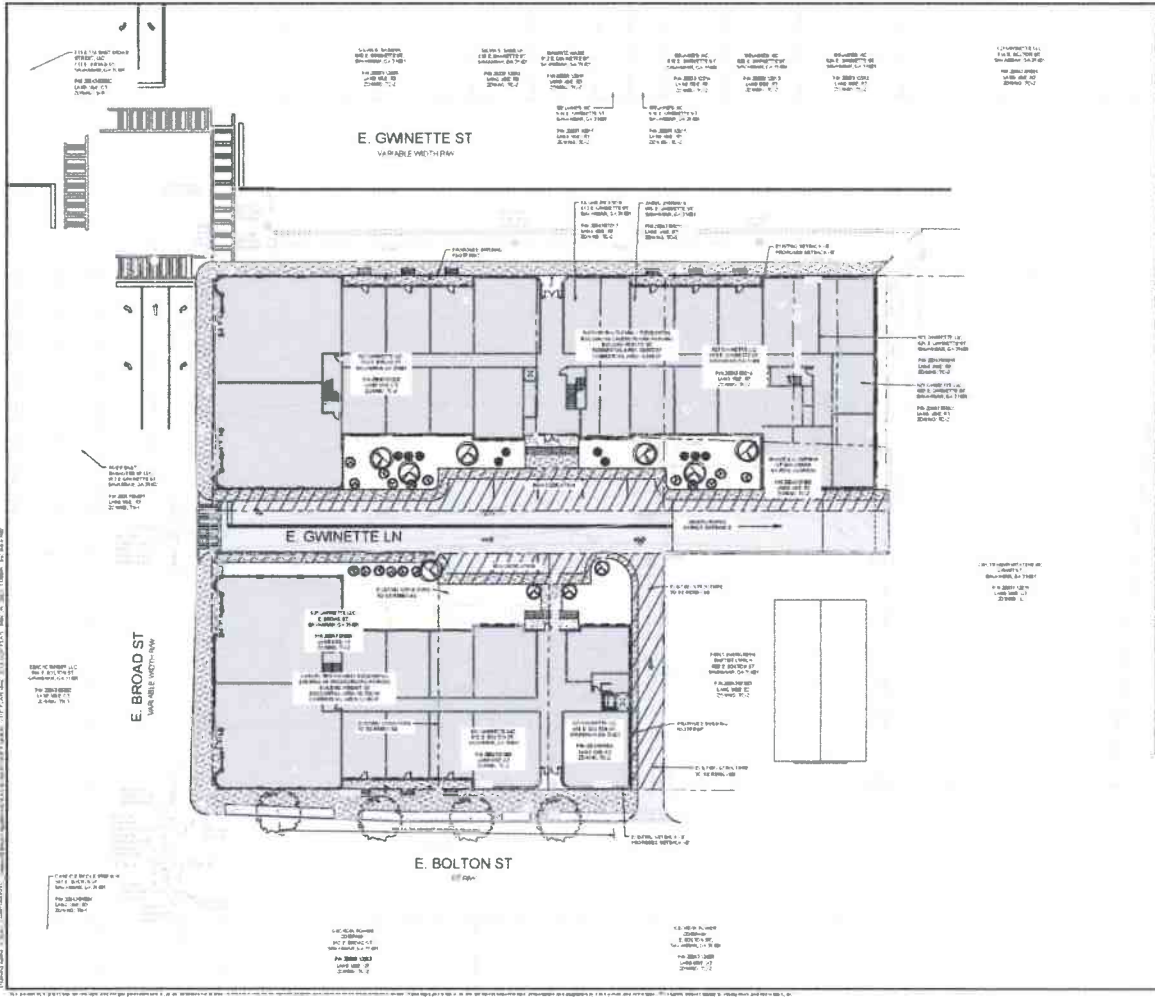
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.



Signature of Petitioner or Petitioner's Agent

Travis Stringer
Printed Name

3-3-23
Date



DEVELOPMENT SUMMARY:

SITE SUMMARY:

OWNER: [REDACTED]	10.2
PROPOSED ZONING:	1.00
TOTAL AREA:	1.48 ACRES
IMMEDIATELY ADJACENT:	0.33 ACRES
ADJACENT WITH AREA:	0.28 ACRES
AREA TO BE DEVELOPED:	1.15 ACRES
PROPOSED BUILDING FOOTPRINT AREA:	0.80 ACRES
PERCENTAGE COVERED:	69.56%
TOTAL DEVELOPED AREA:	1.40 ACRES
PROPOSED BUILDING FOOTPRINT:	217
ROAD:	111
WALK:	111
PROPOSED LANDSCAPE (VEGETATION):	111
TOTAL:	339
DEVELOPED:	339

- ### SITE NOTES:
- THE PROPOSED BUILDING FOOTPRINT IS SHOWN IN BOLD. THE PROPOSED BUILDING FOOTPRINT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ATLANTA'S ZONING ORDINANCES AND THE CITY OF ATLANTA'S SUBDIVISION AND PLANNING DEPARTMENT'S REGULATIONS.
 - THE PROPOSED BUILDING FOOTPRINT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ATLANTA'S ZONING ORDINANCES AND THE CITY OF ATLANTA'S SUBDIVISION AND PLANNING DEPARTMENT'S REGULATIONS.
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SITE PLAN LEGEND:

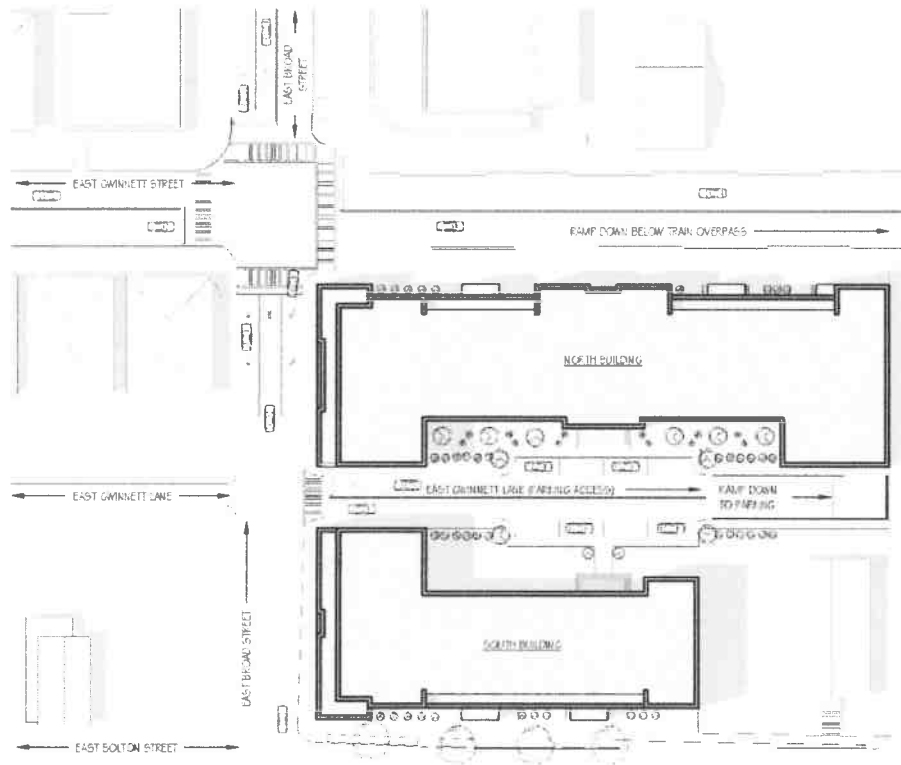
[Symbol]	PROPERTY LINE
[Symbol]	NEARBY EXISTING UTILITY
[Symbol]	PROPOSED CITY CONCRETE SIDEWALK
[Symbol]	PROPOSED CITY CONCRETE PAVEMENT
[Symbol]	BOUNDARY OF NEIGHBORHOOD

Kimley-Horn
 CONSULTING ENGINEERS
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 (404) 525-8800
 www.kimley-horn.com

FORAM GROUP
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 (404) 525-8800
 www.foramgroup.com

MIXED-USE RESIDENTIAL
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 (404) 525-8800
 www.mixed-use-residential.com

GOP PLAN
 EX1



① Site
1" = 50'-0"

MIXED-USE RESIDENTIAL
EAST BROAD STREET & EAST GWINNETT STREET



03/03/2023



621 E Gwinnett St, Savannah, X

Show search results for 621...

2

6

7

N-1

TC-2

81.089 32.

..... Reload the map where I left off
CLICK HERE to reload previous map location !





CODE OF ORDINANCES & DESIGN STANDARDS

Small Planned Development Located at Southeast Corner of East
Gwinnett Street and East Broad Street, Savannah, GA

Intent:

The ordinance within the following document is meant to serve as the design guide for the development located on the southeast corner of East Gwinnett & East Broad Street.

Small Planned Development – Gwinnett Street Apartments

Purpose: The purpose of this S-PD District is to encourage mixed-use development consisting of Commercial and Residential uses that serves a large area or produce intensive activities not readily assimilated into other districts.

Principal Uses.

All of the principal uses, ground and upper floor, within the TC-2 Zoning Ordinance and shown within the principal use table under Sec. 5.4 of the City of Savannah Code of Ordinances are permitted by right, or permitted as a Special Use by the Board of Appeals in accordance with the Special Use Review.

Criteria for a Certificate of Appropriateness

1. Application for certificate of Appropriateness. Application for COA shall be made in the office of the MPC on forms provided, Drawings, photographs, plans and specifications shall show the proposed exterior alterations, additions, changes, or new construction in sufficient detail to enable the Preservation Officer and/or Metropolitan Planning Commission to determine whether the proposed activity, repairs, or construction will be in compliance with the provisions of this Planned Development. Each application shall be accompanied by all required information as specified on the form.
 - a. Preservation Officer.
 - i. Established. The designee of the Executive Director of the MPC shall serve as the Preservation Officer.
 - ii. Jurisdiction and Duties of the Preservation Officer. The Preservation Officer's jurisdiction shall include the boundaries set forth within the Planned Development.
 - iii. The Preservation Officer shall be concerned with those elements of development, redevelopment, rehabilitation, and preservation that affect visual quality of the properties within the boundaries set forth in the Planned Development.
 - iv. The Preservation Officer shall not consider interior arrangement of buildings or other architectural features not subject to public view, nor make any requirement except for the purpose of preventing development incompatible with the architectural or design character of the property.
 - v. The Preservation Officer shall be responsible for all interpretations of design and visual compatibility requirements as outlined in this PD.
 - b. Action by Preservation Officer
 - i. The Preservation Officer or their authorized representative shall review all applications prior to their being accepted for processing. Adequate documentation shall be submitted with each application to ensure that an informed and knowledgeable decision can be made by the Preservation Officer with the time period herein.
 - ii. All applications shall be reviewed and a decision in writing rendered thereon by the Preservation Officer within 30 calendar days of receipt of and acceptance of the fully completed application and supporting documentation.
2. Certificate of Appropriateness for Demolition. Demolition of historic structures is deemed detrimental to the public interest and shall only be permitted pursuant to this section.
 - a. All requests for demolition of any historic structures shall be reviewed by the MPC.
 - b. A COA for demolition of a historic structure shall be issued by the MPC only when one of the following conditions has been established by clear and convincing evidence pursuant to criteria established herein:
 - i. The demolition is required to alleviate a threat to public health or public safety; and/or
 - ii. The demolition is required to avoid exceptional practical difficulty or undue hardship upon any owner of any specific property. If the difficulty or hardship claimed is economic, the

applicant shall be required to submit sufficient evidence to demonstrate that the application of the standards and regulations of the section deprives the applicant of a positive economic use or return on the subject property.

- c. A COA for demolition of a contributing building shall not be issued until a COA has been issued approving the replacement building, except in the case of emergency demolition.
- d. In generating a COA for demolition of any building, the MPC or the Preservation Officer may impose such reasonable and additional stipulations as will best fulfill the purpose of this PUD.
- e. Demolition due to the imminent threat to public safety: Any order for demolition, in whole or in part, of any contributing building due to a dangerous, hazardous or unsafe condition shall not be issued until the order has been reviewed and signed by a licensed structural engineer in the state of Georgia and the Preservation Officer.

3. Waivers and Variances

- a. The Preservation Officer shall have no authority to waive or vary from the requirements of this PUD.
- b. The MPC may waive measurable development and design standards by up to 20% during the COA review process when the Commission determines that such waiver is visually compatible with historic context.

a. Visual Compatibility Criteria;

Visual compatibility will be reviewed for the specific site of development with clarifications and notes and as outlined below.

b. S-PD Design Standards (As outlined below);

As it pertains to this specific site of development and as outlined below.

c. Sign Standards (Sec. 9.9).

Visual Compatibility Criteria –

To maintain the special character of this Small Planned Development and its relation to adjacent districts as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes.

a. Height

Visual Compatibility of Height shall correspond with the allowable height outlined under the Design Standards below and related to the Allowable heights per the 2018 International Building Code, and the NFPA 101 Life Safety Code.

b. Proportion of front facade

The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related.

c. Proportion of openings

The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.

d. Rhythm of solids to voids in front facades.

The relationship of solids to voids in the facades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which it is visually related.

e. Rhythm of entrance and/or porch projection

The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.

f. Relationship of materials, texture, and color

The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominant materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.

g. Roof shapes

The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.

h. Walls of continuity

Brick walls, wrought iron fences, landscape masses, building facades, or combinations of these shall be visually compatible with the contributing buildings, structures, and objects to which they are visually related and shall form continuous walls of enclosure along the street.

k. Signs

Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

Design Standards – S-PD Gwinnett Street Apartments

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Small Planned Development – Gwinnett Street Apartments at the Corner of E. Gwinnett and E. Broad Street. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

a. Height

New construction shall be permitted to build five (5) stories above grade, as measured at the north-west corner of the property located at the south-east corner of East Gwinnett Street and East Broad Street, Savannah, GA.

Additionally, the following standards shall apply:

- i. Large-Scale Development shall also be subject to the provisions of City of Savannah Code of Ordinances Sec. 7.8.10.t., Large-Scale Development.
- ii. Stories are further clarified as follows:
 1. Buildings, which front a street, shall be at least two (2) stories, except for accessory buildings which front a lane.

2. Accessory buildings which front a lane shall be no taller than two (2) stories.
3. A mezzanine shall not count as a story.
4. A basement that is entirely underground shall not count as a story.
5. A crawl space or partial basement that is four (4) feet or less above grade shall not count as a story.
6. Non-habitable rooftop structures such as church spires; cupolas; chimneys; tanks and supports; parapet walls not over four (4) feet high; and mechanical or access structures shall not be considered a story.
7. Habitable space such as restrooms, bars, dining areas, etc. within a roof or structures above a roof used other than to enclose stairways or elevator machinery shall be considered a story.
8. In calculating the dimensions of a story, the following provisions shall apply, except in the case where the floor-to-floor heights can be shown to be historically predominately lower.
 - a. Residential buildings
 - i. The exterior expression of the height of raised basements shall be not less than six (6) feet, six (6) inches and not higher than nine (9) feet six (6) inches.
 - ii. The exterior expression of the height of the first story, or the second story in the case of a raised basement, shall be not less than 11 feet.
 - iii. The exterior expression of the height of each story above the second shall not be less than 10 feet.
 - b. Commercial buildings
 - i. The exterior expression of the height of the ground floor shall not be less than 13 feet.
 - ii. The exterior expression of the height of the second story shall be not less than 12 feet.
 - iii. The exterior expression of the height of each story above the second shall be not less than 10 feet.
9. For commercial buildings, stories shall be configured as provided below:
 - a. The first story shall be designed as a storefront as further defined in the Savannah Code of Ordinances Sec. 7.8.10.h. Commercial Storefronts.

Clarification: The first story of the building where there is to be commercial use will be designed as storefront. This standard does not apply to the residential use portion of the building.

- b. Subdivide the facade horizontally into base, middle and top. The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e. projecting horizontal band) or change in material. Such features may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.
- c. The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.
- d. The exterior visual expression of the top story of buildings over three (3) stories shall be distinctive from the stories below the top story.

c. Building Form

Building form is based on the height, mass and envelope of a building. The proposed building form for new construction shall comply with the following:

d. Setbacks

This property development is outside the Historic District and the setbacks shall be determined by the parameters set forth in the PD and General Development Plan Exhibit.

i. New construction, alterations to non-contributing resources and additions

1. Configuration

Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

2. Materials

a. Foundations piers shall be constructed of brick, stone, or true stucco over concrete block piers.

Clarification: Exposed concrete will be permitted for continuous foundations or slabs on grade for the residential use buildings. Max height: 36"

b. The space between piers may be filled with wood lattice, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

e. Exterior Walls

i. New construction, alterations to non-contributing resources and additions

1. Configuration

On lots less than 60 feet in width the front face shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.

2. Materials

a. Permitted materials

i. Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smooth finish or true stucco. Commercial exterior walls shall be finished in brick, true stucco, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.

Clarification: Additionally, fiber cement panels, wood or fiber cement siding shall be permitted on exterior walls. 3-coat stucco over wood framing shall be permitted.

b. Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal-framing, T-111, corrugated metal, unpainted exposed CMU blocks, ceramic-based coatings, and sealers on siding.

3. Finishes and Treatments

Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.

4. Configuration

Door frames shall be inset not less than three (3) inches from the exterior surface of the façade of a building, excluding facades with wood siding.