



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 requested to contact the MPC staff at 912.651.1440 or City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

I. Subject Property

Street Address(es): 4801 Meding Street
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.): 20108 01001
Total acreage of the subject property: 66.5
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): vacant/former fairgrounds

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): 22-000531-ZA, 24-000287-ZA

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: C-P, RMF-2-25
- Proposed zoning district(s) for the subject property: Fairgrounds PD
(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.) single-family detached, townhouse, apartment, retail-general, personal service shop, studio/multimedia production facility, instructional studio or classroom, services-general, indoor sports facility, park-general

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? Planned Development
- What is the Future Land Use Category that allows the proposed Zoning District? Planned Development

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please refer to [Sec. 3.5.8](#) for the review criteria that will be used when considering your petition. _____

The requested PD zoning will allow the City to facilitate development of the fairgrounds property in a way that manages the scale and type of development while ensuring public facilities and amenities are provided to serve new residents as well as existing neighborhoods nearby. The combination of uses will support housing supply, employment growth in needed economic sectors, and local economic activity featuring small and local businesses. Active and passive recreation amenities will encourage healthy lifestyles and community interaction. Non-motorized transportation options are enabled by a mix of uses and neighborhood connectivity.

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: Tatemville
- Neighborhood President: Valeria Reynolds Darby
- Method of Notification: _____
- Date Notification Sent: _____
- Date of Neighborhood Meeting: _____
- Time of the Meeting: _____
- Location of the Meeting: _____
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____
- Date of Planning Commission Meeting: _____

V. Property Owner Information

Name(s): Mayor and Alderman of the City of Savannah

Registered Agent: _____

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

Address: PO Box 1027

City, State, Zip: Savannah, GA 31402

Telephone: 912-525-1480 Fax: _____

E-mail address: blidy@savannahga.gov

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): Bridget Lidy, Senior Director Planning and Urban Design

Registered Agent: c/o Mayor and Alderman of the City of Savannah

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: PO Box 1027

City, State, Zip: Savannah, GA 31402

Telephone: 912-525-1480 Fax: _____

E-mail address: blidy@savannahga.gov

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): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

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) 20108 01001, I (we) authorize Bridget Lidy (Agent Name) of City of Savannah (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): The Mayor and Alderman of the City of Savannah, GA

Registered Agent: Joseph A. Melder, City Manager
(Or Officer or Authorized Signatory, if Property owner is not an individual)



Signature(s)

August 30, 2024 | 1:15 PM EDT

Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on 09/03/2024
Date

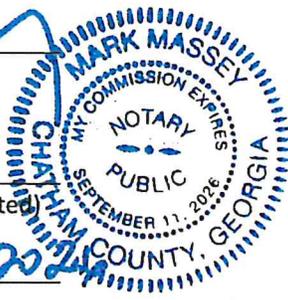
by Joseph A. Melder
(Printed name(s) of individual(s) signing document)

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

Mark Massey
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia
My commission expires: Sept. 11, 2024



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 |
| Carolyn Bell, 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 | | |
|--|------------------|-----------------------------|
| Laureen Boles | Traci Amick | Joseph Welch |
| Travis Coles | Wayne Noha | Tom Woiwode |
| Elizabeth Epstein | Joseph Ervin | Jay Melder, Ex-Officio |
| Jeff Notrica | Dwayne Stephens | Michael Kaigler, Ex-Officio |
| Karen Jarrett | Shedrick Coleman | |

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 |
| | | | |
| | | | |
| | | | |
| | | | |

BAZ
8/30/24

 Signature of Petitioner or Petitioner's Agent or Opponent Printed Name 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
- Planned Development: \$1,100 + \$155.00 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

- Part I. Subject Property
- Part II. Action Required
- Part III. Rezoning Review Criteria Form
- Part IV. Neighborhood Meeting
- Part V. Property Owner Information
- Part VI. Petitioner Information
- Part VII. Agent
- Part VIII. Letter of Authorization
- Part IX. Disclosure of Campaign Contribution Form
- Part X. Application Fee
- Part XI. Complete Application Checklist
- Part XII. Certified Application (Signed application)
- 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).
- 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).
- 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.

B&A 2

Bridget Lid

8/30/24

Signature of Petitioner or Petitioner's Agent

Printed Name

Date

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Instructions

1. Applicants are requested to contact the Metropolitan Planning Commission (MPC) or the City's Planning and Urban Design Office (City) prior to submitting an application.
2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the Planning Commission. MPC staff will notify the petitioner or agent when a request qualifies as a DRI.
3. The application form must be complete according to [Sec. 3.1.4](#) including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
4. **All applications must be submitted electronically to planning@savananhga.gov.** If the document size is larger than 20 MB, please contact 912-525-2783.
5. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meeting dates are part of this application.

Rezoning and Comprehensive Plan's Future Land Use Map Amendment Process (After the Application is Submitted)

1. All rezoning applications will be considered by the Planning Commission at a public hearing prior to the Mayor and Aldermen holding the zoning hearing.
2. Once an application submittal is determined to be complete according to [Sec. 3.1.4](#), the MPC will schedule the petition for review by the Planning Commission and prepare a staff recommendation.
3. The MPC will notify the petitioner of the public hearing date and time as well as publish a public notification in the newspaper.
4. The petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning and Urban Design Office at located at 20 Interchange Drive, Administration Bldg. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE PLANNING COMMISSION MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days before the public hearing, the petition will be rescheduled.
5. The Planning Commission meeting will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
6. During the meeting, an overhead projector and computer are available for use. The overhead projector can display all paper items (e.g., photographs, maps, site plans). PowerPoint presentations must be provided to MPC staff at least two days prior to the hearing. A copy of any materials used to support your petition must be submitted for the record at the time of the hearing.
7. The Planning Commission will make a recommendation to the Mayor and Aldermen regarding the petition. The Planning Commission's recommendation may be to approve, approve with conditions, continue or deny the petition.
8. Once the Planning Commission has made a recommendation, the petition will be forwarded to Mayor and Aldermen for consideration. The City will notify the petitioner of the date and time of the City Council meeting and publish the public notice for the zoning hearing in the newspaper. In addition, the petitioner will receive notification from the City's Planning and Urban Design Office to obtain a Public Notice Sign(s) announcing the petition. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE CITY COUNCIL MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days before the zoning hearing, the petition will be rescheduled.
9. The Mayor and Aldermen must have at least two meetings to consider the petition and Planning Commission's recommendation; a zoning hearing and then the first and second readings of the petition. The first and second readings may be held at the same meeting as the zoning hearing.
10. Once the Mayor and Aldermen hear the petition, they make a recommendation to approve, approve with conditions, deny, continue the petition to the next meeting or a date certain, or remand the petition back to the Planning Commission for further study.
11. Notification of Mayor and Aldermen's final decision will be sent to the petitioner by the City.
12. The petitioner or agent should be in attendance at all Planning Commission and City Council meetings. If no one is present to represent the petition, the petition may still be discussed.

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2024 Application Submittal Deadlines for Planning Commission Meetings with City Council Meetings

| Application Submittal Deadline <i>(Application submittal deadlines are on Tuesdays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submittal Location: planning@savananhga.gov | Planning Commission Meeting Date <i>(All meetings are scheduled for every three weeks on Tuesdays unless otherwise noted. Contact MPC at 912-651-1440.)</i> Pre-meeting: 12:00 p.m. Meeting Time: 1:30 p.m. Meeting Location: MPC 112 E State St Arthur A. Mendonsa Hearing Room | City Council Meeting (Zoning Hearings and 1st & 2nd Readings) <i>(All meetings are scheduled for the second and fourth Thursdays of every month unless otherwise noted. Contact 912-525-2783.)</i> Meeting Location: City Hall, 2 E Bay St, Council Chambers on the 2 nd Floor. | |
|--|---|--|--------|
| | | Meeting Time: 2:00 p.m. | |
| DEC 20 | JAN 16 | | |
| JAN 12 | FEB 6 | | |
| FEB 2 | FEB 27 | FEB 8 | FEB 22 |
| FEB 23 | MAR 19 | MAR 14 | MAR 28 |
| MAR 15 | APR 9 | APR 11 | APR 25 |
| APR 5 | APR 30 | MAY 9 | MAY 23 |
| APR 26 | MAY 21 | NO MEETING | JUN 27 |
| MAY 17 | JUN 11 | JUL 11 | JUL 25 |
| JUN 7 | JUL 9 | AUG 8 | AUG 22 |
| JUN 28 | JUL 23 | SEP 12 | SEP 26 |
| JUL 19 | AUG 13 | OCT 10 | OCT 24 |
| AUG 9 | SEP 10 | NOV 14 | |
| AUG 30 | SEP 24 | NOV 26* | |
| SEP 20 | OCT 15 | DEC 12 | |
| OCT 11 | NOV 5 | | |
| NOV 1 | NOV 19 | | |
| NOV 22 | DEC 17 | | |
| DEC 13 | JAN 7, 2025 | | |

* Regular City Council Meeting may be rescheduled due to the holidays.

NOTE O.C.G.A. § 36-66-4(a). A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

Savannah Fairgrounds Planned Development.

(a) Established.

The Savannah Fairgrounds Planned Development (Fairgrounds PD) is hereby established to support the efforts of the City of Savannah to master-plan and redevelop its property for residential and potential non-residential purposes. The Fairgrounds PD will allow for a mixture of housing options and neighborhood-serving commercial and institutional uses.

(b) Control.

The City of Savannah (City) is the property owner and serves as the master developer. The City may assign the role of master developer to another entity. When another entity serves as master developer, any site development plan submission to the City of Savannah must be accompanied with written approval from the City. Should the City transfer any property within the PD to another entity, the City shall provide the Metropolitan Planning Commission legal evidence of the transfer.

(c) General Provisions.

(1) Conflicts.

In the case of any conflict between a specific regulation set forth in this Section and any regulation set forth elsewhere in this Chapter or this Code, the regulation in this Section shall apply unless expressly prohibited. For standards where this Section is silent, the applicable sections of this Chapter shall apply.

(2) Measurements.

All measurements shall follow the standard required by this Chapter unless otherwise specified below:

- i. **Residential Density.** Density shall be measured as the required area of land per dwelling unit for a given housing type, if any, divided by the total lot area. Density shall not exceed the maximum density permitted by block as shown on the Master Plan.
- ii. **Building Setbacks.** The setback for any principal use building, unless specified elsewhere by this Section, shall be from the property line. Accessory buildings shall comply with Sec. 8.7.

(d) Modifications and Variances to the Adopted PD.

Standards that are specific to the Fairgrounds PD may be modified, as provided in Sec. (d)(1) below but cannot be varied by the Planning Commission or Zoning Board of Appeals. Standards that can be varied are described below in Sec. (d)(2).

(1) Modifications.

Any desired modification other than those provided below would require an amendment to this Section and approval by the Mayor and Aldermen. Modifications are classified as major or minor. The classification of the

modification will determine the type of review.

i. *Major Modifications Permitted.*

A major modification requires written approval from the property owner, if different from the master developer, and review and approval from the Planning Commission Board. If approval is not obtained from the property owner, such modification will not be scheduled for review by the Planning Commission.

Major modifications are limited to the following:

- a. ***Phasing.*** Modification of the sequence of phases. Modification of designated uses within a phase shall require approval by the Mayor and Aldermen
- b. ***Development Standards.*** Any development standard that is specific to this PD and that is more than 10 percent less or greater than the minimum or maximum requirement but not to exceed 20 percent.
- c. ***Parking.*** A reduction in the number of parking spaces required by this Section.

ii. *Minor Modifications Permitted.*

A minor modification requires written approval from the property owner, if different from the master developer, and review and approval by Metropolitan Planning Commission staff.

Minor modifications are limited to the following:

- a. ***Development Standards.*** Any development standard that is specific to this PD where the minimum or maximum requirement, if any, is proposed to be reduced or exceeded by no more than 10 percent.
- b. ***Buffers.*** Any buffer standard that is specific to this PD where the minimum or maximum requirement, if any, is proposed to be reduced or exceeded by no more than 10 percent.
- c. ***Design standards.*** Any modification to a design standard that is specified in Sec. (i)(7). Staff may forward a proposed design modification to the Planning Commission when Staff deems that a public meeting is appropriate due to the nature of the modification.

(2) *Variances.*

Only dimensional standards can be varied in the Fairgrounds PD. The variance process for modifications other than those listed in part (d)(1) above shall follow the procedure established in Article 3.0 (Application and Review Procedures).

(e) Administration and Enforcement.

Administration and enforcement of this Section shall follow the process described in Article 2.0 (Review Bodies and Administrators) of this Chapter.

(f) Master Plan.

(1) *Blocks.*

Each block within the master plan has a designation that corresponds to the uses permitted on that block, similar to a zoning district. The designations include Mixed Use (“MU”), Residential (“R”) and Open/Green Space (“G”). The “MU” designation does not restrict development to only mixed use. Uses permitted in each designation are located in Sec. (h). Where use standards are not provided in the table, they shall be set according to a default zoning district assigned to each tract in the master plan and listed in Sec. (i)(3). The master plan is provided on the last page of this Section.

(2) *Phasing*

Phasing of development shall occur in the order and with the designated uses as shown in the phasing map. No building permits shall be issued for the phase containing the sound/film studio buildings prior to the establishment by the Mayor and Aldermen of one or more truck routes to serve such use.

(3) *Modification to the Approved Master Plan.*

Any change to the approved master plan tract boundaries, permitted uses, or default zoning district shall require approval by the Mayor and Aldermen.

(g) Street Sections.

The intent of this PD is to create a development that utilizes a semi-urban street section, which will include on-street parking, street trees within the rights-of-way, sidewalks, and the possibility of public transit pick-up and drop-off locations. The final design standards for such elements will be as mutually agreed to between the master developer and the City of Savannah.

(h) Permitted and Prohibited Uses.

(1) *Permitted Uses.*

The uses that are permitted within each block of the Fairgrounds PD are determined by the block designation: either “MU”, “R-1”, “R-2”, or “G”. Table 1 identifies the permitted uses by block designation. Any use not specifically listed is expressly prohibited unless the Zoning Administrator determines that the use is similar to a permitted use. Some uses may include use conditions.

| Table 1: Permitted Uses by Block Designation and Use Standards | | | | | |
|---|---------------------------------|---------------------------------|-------------------------------|--|---|
| USE (X) = Permitted (-) = Not Permitted or No Condition | Block Designation | | | | Use Conditions See Sec. (h)(2) for prohibited uses and activities |
| | Residential- 1 (R-1) | Residential- 2 (R-2) | Mixed Use (MU) | Green/Op en Space (G) | |
| RESIDENTIAL | | | | | |
| One-family dwelling | | | | | |
| a. Detached | | | | | |
| b. Attached | X | -- | -- | -- | -- |
| c. Townhouse | X | X | -- | -- | -- |
| | X | X | X | -- | -- |
| Two-family dwelling | | | | | |
| a. Over-under | | | | | |
| b. Side-by-side | X | X | -- | -- | -- |
| | X | X | -- | -- | -- |
| Three and Four-family dwelling | -- | X | X | -- | -- |
| Multi-family dwelling | -- | X | X | -- | -- |
| Upper Story Residential | -- | -- | X | -- | -- |
| Accessory Dwelling Unit | X | X | -- | -- | See Sec. (h)(3)(i) |
| Assisted living facility | -- | X | X | -- | -- |
| INSTITUTIONAL | | | | | |
| Personal care home, Registered | X | -- | X | -- | -- |
| Personal care home (family, group or congregate) | X | -- | X | -- | -- |
| CIVIC | | | | | |
| Park / Open Area | | | | | |
| Community garden | X | X | X | X | -- |
| Park | X | X | X | X | -- |
| Community Services | | | | | |

| | | | | | |
|--------------------------------------|----|----|---|----|---|
| Library / Community center | X | X | X | -- | -- |
| Museum | -- | -- | X | -- | -- |
| Police / fire station or substation | X | X | X | -- | -- |
| Post office | -- | -- | X | -- | -- |
| Day Care Services | | | | | |
| Child/adult day care home | -- | -- | X | -- | -- |
| Child/adult day care center | -- | -- | X | -- | -- |
| Educational | | | | | |
| School, K-12 | X | X | X | -- | -- |
| Places of Worship | | | | | |
| All places of worship | X | X | X | -- | -- |
| COMMERCIAL | | | | | |
| Office | | | | | |
| Office, general | -- | -- | X | -- | -- |
| Office, medical | -- | -- | X | -- | -- |
| Studio, multimedia production center | -- | -- | X | -- | -- |
| Recreation | | | | | |
| Indoor sports facility | -- | -- | X | -- | -- |
| Theater/cinema/performing arts | -- | -- | X | -- | -- |
| Retail Sales | | | | | See Sec. (h)(2) for prohibited Retail Sales uses and activities |
| Retail, general | -- | -- | X | -- | -- |
| Art/photo studio or gallery | -- | -- | X | -- | -- |
| Convenience store | -- | -- | X | -- | See Sec. (h)(3)(ii) |
| Electric vehicle charging station | -- | -- | X | -- | -- |

| | | | | | |
|--|----|----|---|----|--|
| Food-oriented retail, including grocery | -- | -- | X | -- | See Sec. (h)(3)(iii) |
| Pharmacy | -- | -- | X | -- | -- |
| Services | | | | | See Sec. (h)(2) for prohibited Service uses and activities |
| Services, general | -- | -- | X | -- | -- |
| Animal services, indoor | -- | -- | X | -- | -- |
| Bank | -- | -- | X | -- | -- |
| Business support services | -- | -- | X | -- | -- |
| Instructional studio or classroom | -- | -- | X | -- | -- |
| Laundromat | -- | -- | X | -- | -- |
| Personal service shops | -- | -- | X | -- | -- |
| Repair-oriented services | -- | -- | X | -- | -- |
| Eating and Drinking Establishments | | | | -- | See Sec. (h)(2) for prohibited Eating and Drinking Establishment uses and activities |
| Restaurant | -- | -- | X | -- | See Sec. (h)(3)(iv) |
| Transportation | | | | | |
| Principal use parking facility (structured only) | -- | -- | X | -- | -- |
| Communications | | | | | |
| Wireless Telecommunications Facilities | X | X | X | X | See Sec. 8.9. |
| Utilities | | | | | |
| Utilities, Minor | X | X | X | X | -- |
| OTHER | | | | | |
| Accessory Uses | | | | | |

| | | | | | |
|-----------------|---|---|---|----|--|
| Home Occupation | X | X | X | -- | See Sec. 8.7.11, Home Occupations for uses and standards |
| Temporary Uses | | | | | |
| Temporary Uses | X | X | X | -- | See Sec. (h)(3)(v) |

(2) *Prohibited Uses and Activities.*

The following uses and activities are not permitted:

- i. Drive-thru facilities for any use.
- ii. The sale of firearms and adult-oriented material.
- iii. Adult-oriented entertainment.
- iv. Pawn shops.
- v. Package stores.
- vi. Tobacco and smoke shops.
- vii. Fuel station.
- viii. Accessory alcohol sales for on-premise or off-premise consumption (i.e. in association with retail or a restaurant).

(3) *Use Conditions.*

i. *Accessory Dwelling Unit (ADU)*

- a. ADUs shall be permitted only in association with single-family detached, single-family attached, and two-family housing types.
- b. The minimum lot area required for an ADU shall be 100% of the minimum lot area for the principal use
- c. With the exception of parts a. and b. above, ADUs shall comply with standards in Sec. 8.7.4.

ii. *Convenience store.*

- a. Accessory alcohol sales shall not be permitted in association with a convenience store.

iii. *Food-oriented retail, including grocery*

- a. Accessory alcohol sales shall not be permitted in association with food-oriented retail and grocery uses.

iv. *Restaurant*

- a. Accessory alcohol sales shall not be permitted in association with a restaurant.

v. *Temporary Uses.*

- a. Temporary uses are subject to the temporary use requirements of Sec. 8.8.

(i) *General Development Standards.*

The following general development standards are specific to the Fairgrounds PD and are in addition to the standards provided in this Chapter and elsewhere in this Code. Where there are two standards for the same general development standard, the standard

in this Section shall apply.

- (1) ***Greenspace.***
A minimum of 20 percent green space, as defined by the Landscape and Tree Ordinance, shall be provided for the entirety of the Fairgrounds PD. This standard shall apply to the entirety of the PD and not on a site, block, or phase basis. Subject to approval from the City of Savannah Park and Tree Department, nothing herein should be interpreted to eliminate the future ability to request an in-lieu-of payment to the Tree Fund should it become necessary due to any tree or greenspace shortfall for the project.
- (2) ***Density.***
The number of dwelling units shall not exceed the number of units permitted per block as shown on the master plan.
- (3) ***Residential and Non-residential Development Standards.***
When not provided in this PD, development standards for each tract shall be set by the default zoning district associated with each tract in the list below:
 - i. Residential-1 (R-1): Residential Two-family (RTF)
 - ii. Residential-2 (R-2): Traditional Neighborhood-2 (TN-2)
 - iii. Mixed Use (MU): Traditional Commercial-1 (TC-1)
 - iv. Green/Open Space (G): Conservation-Park (C-P)

| Use | Density | Lot Size Per Unit (min) | Lot Width (min) | Yard Setbacks | Building Lot Coverage (max) | Building Frontage (min) | Height |
|--|-----------------|-------------------------|-----------------|---|-----------------------------|-------------------------|-----------------|
| Single-family detached [1] | See Master Plan | 4,000 sf | 40 ft | Front yard: 10 feet Side (interior) yard: 5 feet Side (street) yard: 10 feet Rear yard: 20 feet | 50% | -- | See Master Plan |
| Two-family dwelling/Single-family attached | See Master Plan | 2,500 sf | Per Unit 25 ft | | 50% | -- | See Master Plan |
| Townhouse/Stacked townhouse | See Master Plan | 1,250 sf | Per unit 16 ft | | 50% | -- | See Master Plan |
| Three and Four-family Dwelling | See Master Plan | 1,100 sf | 40 ft | | 50% | -- | See Master Plan |
| Multi-family dwelling | See Master Plan | 550 sf | 50 ft | Front yard: 15 feet Side (interior) yard: 10 feet Side (street) yard: 15 feet Rear yard: 25 feet | 50% | -- | See Master Plan |
| Upper Story Residential | See Master Plan | None | 30 ft | | 75% | 70% [2] | See Master Plan |
| Nonresidential | See Master Plan | None | 30 ft | | 75% | 70% [2] | See Master Plan |

[1] Single-family detached lots shall have a minimum depth of 90 feet.

[2] This standard applies to blocks where any part of the block is located within 700 feet of Meding Street.

(4) Screening and Buffers.

Use buffers shall be required as provided in Sec. 9.5 (Screening and Buffers) of this Chapter where non-residential and mixed-use development is proposed adjacent to single family and two-family residential. Where a non-residential use, mixed use or multi-family use is proposed adjacent to a non-residential, mixed use or multi-family use, no use buffer shall be required. All other buffers shall be required as defined in Sec. 9.5.

(5) Off-street Parking and Service Requirements.

Off-street parking and service requirements shall be required as provided in Sec. 9.3 (Off-street Parking and Loading) of this Chapter except as provided below:

i. Off-street Parking Reduction.

The required number of off-street parking spaces may be reduced by the percentage or number provided in **Table 3**. To determine the use category for a particular use, reference **Table 1**. For uses not listed, the Zoning Administrator shall determine the parking requirement.

| Table 3: Off-street Parking Reduction Permitted by Use | |
|--|---|
| Use / Land Use Category | Permitted Reduction (Max) |
| Single-family, Two-family, Three and Four-family | 50% when all units in a building are certified affordable by the City Manager or his or her designee OR one space per affordable unit in mixed income buildings with a maximum of 50% of total units |
| Apartments, Upper Story Residential | 25%; Dwelling units that are age-restricted for the elderly or designated for persons with disabilities shall provide a minimum of 0.5 spaces per dwelling unit |
| Educational (not including universities, colleges and technical schools) | 25% |
| Office | 25% |
| Eating/Drinking Establishment | 20% |
| Services | 50% |
| Places of Worship | 25% |
| Retail (up to first 2,000 sf) | 50% |
| Community Services | 75% |

ii. Off-site Parking.

Required off-street parking may be provided remotely at a distance of no more than 1,300 feet from the use being served. The distance shall be measured using the shortest route of pedestrian access from the nearest point of the parking facility to the nearest public entrance of the building or use to be served. The use being parked must be a permitted use in the tract where the remote parking is located.

Off-site parking may be provided for a specific use or shared with one or more uses provided that off-site parking area is not being used to be meet the required off-street parking requirement for any other use and

that it is legally available. A parking facility agreement provided on a form established by the City of Savannah is required for off-site and/or shared parking. If approved off-site parking is to be eliminated, any required parking space(s) proposed elsewhere must be approved by the Zoning Administrator.

iii. ***Surface Parking Lot Location.***

To the extent possible, parking areas for multi-family, mixed use and non-residential development shall be located within the interior of a block. Parking that cannot be located on the interior shall be screened with a three (3) foot tall opaque fence or wall, or a three (3) foot tall hedge row that is capable of becoming opaque.

(6) ***Signage.***

- i. For MU- blocks, signage shall comply with the standards in Sec. 9.9 (Signs) using the sign standards for the TC- zoning district.
- ii. For all blocks other than MU-, signage shall comply with the requirements of the Residential Multifamily (RMF) district.

(7) ***Street Connections.***

To the extent practical, streets west of Meding Street should extend through the Fairgrounds PUD to provide physical interconnectivity, including when connecting public streets are unopened. This standard shall not apply to Fountain Street.

(j) **Definitions.**

The following definitions are specific to the Fairgrounds PD and are in addition to definitions provided in Article 13.0 (Abbreviations and Definitions) of this Chapter. Where there are two definitions for the same word, the definition in this Section shall apply.

Assisted Living Facility. A facility that provides or arranges for the provision of housing, food service, custodial care and activities for ambulatory adults who may or may not require some degree of medical assistance but who do not require full-time nursing care. Individual living spaces within the facility are self-contained and include, at minimum, a living area, kitchenette, bathroom and sleeping area that may be shared by no more than two (2) persons. Common areas for socializing and a central kitchen and dining room are required. Each unit shall count as one-half (0.5) unit for the purposes of calculating density.

Convenience Stores. A retail establishment of up to 5,000 square feet of floor area that primarily sells food products, non-alcoholic beverages, candy, tobacco items, newspapers and magazines, limited personal, household and car care items, and that may include limited on-site food preparation.

Mixed Use. Any development or building that includes residential and nonresidential principal uses.

Multi-family Residential. A residential building containing five or more dwelling units.

Nursing Home. A state-licensed facility that admits patients by medical referral and for whom arrangements have been made for continuous medical supervision. It maintains the services and facilities for skilled nursing care and rehabilitative nursing care, and has an agreement with a physician and dentist who are available for any emergency and who are responsible for the general medical and dental supervision of the facility as required by Georgia Administrative Code Chapter 290-5-8. Nursing homes typically provide care for bed patients on a long-term basis. For the purposes of this Ordinance, this term includes traumatic brain injury facilities, which are regulated by Georgia Administrative Code Chapter 290-5-53.

This term does not include hospices, hospitals, intermediate care facilities, personal care homes, assisted living facilities, or any other type of facility that may be permitted under this Chapter as a nursing home unless it meets the definition of nursing home as set forth in the Georgia Administrative Code and is state licensed as a nursing home.

Primary Entrance. An entrance to a use that has or could have an individual street address. Service doors and emergency exits are not primary entrances.

Story. That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Provided, however, a basement that is entirely underground; a crawl space or partial basement that is four (4) feet or less above grade; and rooftop structures such as church spires, cupolas, chimneys, tanks and supports, penthouses used solely to enclose stairways or elevator machinery, HVAC equipment shall not count as a story. An enclosed roofed structure above the roof of a building, containing habitable space for occupancy, is a story.

Theater/Cinema/Performing Arts. An establishment devoted to the showing of motion pictures or live performances. Does not include adult-entertainment establishments.

Tobacco / Smoking Shops. An establishment primarily engaged in the selling of smoking, tobacco, or cannabis products and accessories, and other products, devices and components reasonably assumed to be used for smoking and/or the inhalation of any substances. Tobacco products may include but are not limited to cigarettes, cigars, loose leaf tobacco, tobacco pipes, electronic smoking devices and accessories, vaporizers and accessories, and any other product, device or component used in the inhalation or injection of tobacco, nicotine or other substance.

Upper Story Residential. One or more residential dwelling units located above a floor which contains one or more commercial uses.

Utilities, Major. A large-scale utility such as a water or wastewater treatment plant, water tower, electrical generation plant or electrical transmission facility.

Utilities, Minor. All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as pump stations, telephone exchanges, community wells, and lift stations.

School

| Tract | |
|---|------|
|  | R-1 |
|  | R-2 |
|  | MU-1 |
|  | G |

Summerside

Scarlett Ave

Whitman St

Bates Ave

Tatemville Golden Age and Neighborhood Community Center



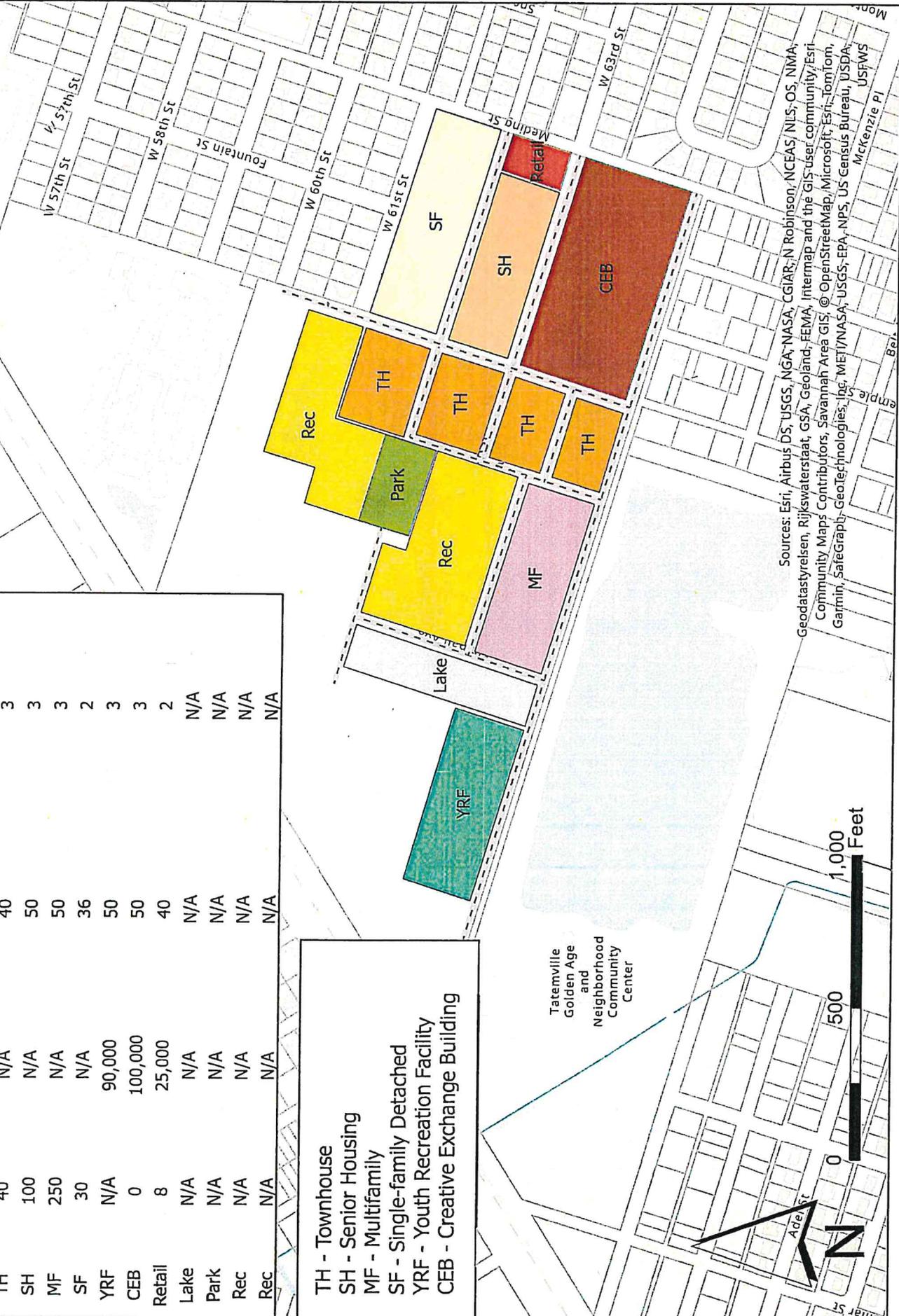
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| | Area (sq. ft.) | Max. Height (stories) |
|--------|----------------|-----------------------|
| TH | 20 | N/A |
| TH | 30 | N/A |
| TH | 30 | N/A |
| TH | 40 | N/A |
| SH | 100 | N/A |
| MF | 250 | N/A |
| SF | 30 | N/A |
| YRF | N/A | 90,000 |
| CEB | 0 | 100,000 |
| Retail | 8 | 25,000 |
| Lake | N/A | N/A |
| Park | N/A | N/A |
| Rec | N/A | N/A |
| Rec | N/A | N/A |

TH - Townhouse
 SH - Senior Housing
 MF - Multifamily
 SF - Single-family Detached
 YRF - Youth Recreation Facility
 CEB - Creative Exchange Building

Conceptual land uses are shown. Permitted land uses are defined in the PD/master plan document and general tract map. Maximum floor areas, unit counts, and heights shown in this map are binding and may only be modified as allowed in the PD/master plan document.

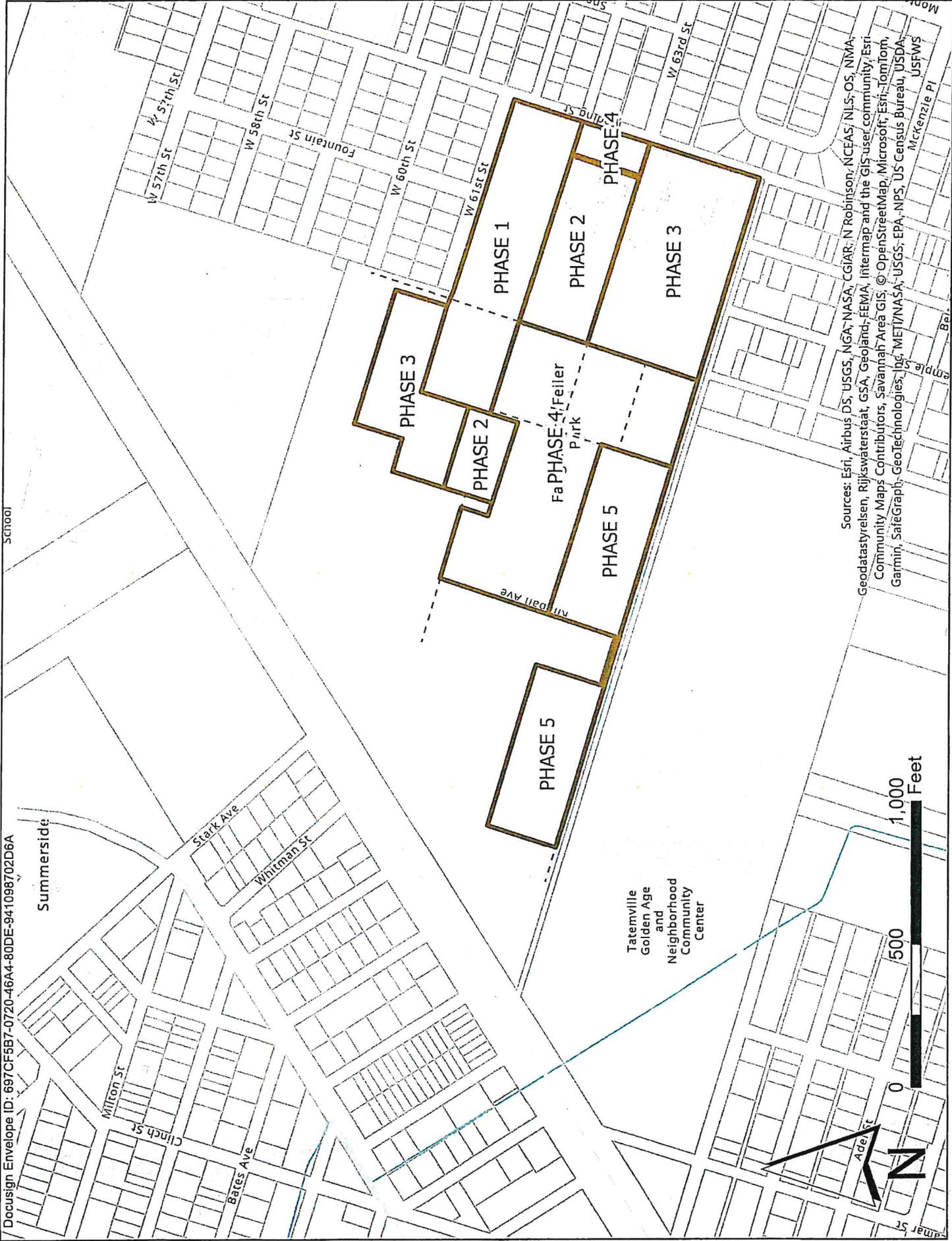


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NUS, OS, NMA, Geodastyleisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri, Community Maps Contributors, Savannah Area GIS, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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Summer Side

School



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri, Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

