

THE FAIRGROUNDS PLANNED DEVELOPMENT

NEIGHBORHOOD MEETING

SEPTEMBER 19, 2024



- History of Fairgrounds redevelopment
- Update on FLUM amendment
- Rezoning
- Planned Development – Fairgrounds
- Next steps

FAIRGROUNDS TIMELINE 2016 - 2024

August 5, 2016	Savannah City Council approved the purchase of the Fairgrounds property for \$2.9 million.
September 1, 2016	City Staff presents future development concepts for the Fairgrounds which include housing and recreational uses.
October 19, 2017	Savannah City Council rejects proposal to sell 15 acres of Fairgrounds to Aerospace Studios.
May 10, 2019	Savannah City Council rejects plan to build Girls and Boys Club on Fairgrounds Site.
June 19, 2020	City releases a 'Request For Proposals' to develop site under Public Private Partnership model
August 18, 2020	RFP closes and three proposals received by City.

FAIRGROUNDS TIMELINE 2016 - 2024

April 2, 2021	“Best and Final Offer” (BFO) amendment released with Compulsory requirements.
June 1, 2021	Best and Final Offer Closes.
July 2021	Two Townhall meetings to review proposals.
October 28, 2021	City Council accepts proposal from P3 Joint Venture Group, LLC..
March 24, 2022	City Council rezoned 3.85 acres of the Fairgrounds Property RMF2
May 12, 2022	City Council adopts Tatemville Neighborhood Redevelopment Plan.
April 15, 2023	City Council approves PSA with P3 Venture Group at proposed price of \$2 Million with uses to include residential and mixed-use development.
April 18, 2024	‘One Georgia’ Grant Awarded from State of Georgia for \$2.5M to assist with infrastructure.
April 25, 2024	Development Agreement and 1 st Amendment to PSA submitted to City Council for Approval.

April 25, 2017	District 5 Town Hall Meeting
May 15, 2017	District 5 Town Hall Meeting
June 7, 2018	District 5 Town Hall Meeting
February 26, 2019	District 5 Town Hall Meeting
February 12, 2020	District 5 Town Hall Meeting
July 13, 2021	Open House Public Meeting to explore 3 proposals
July 14, 2021	Open House Public Meeting to explore 3 proposals
October 21, 2021	Community at Liberty City Community Center
January 5, 2022	Meeting with 5th District Coalition Leaders
January 12, 2022	Public Meeting at Savannah Civic Center to review P3 Joint Venture Group concept
February 24, 2022	Meeting with 5 th District Coalition Leaders
April 12, 2022	Feiler Park Neighborhood Meeting
May 2, 2022	Tour of Senior Housing developed by WH Gross Construction
October 17, 2022	Tatemville Neighborhood Meeting
July 7, 2023	Town Hall Meeting at Liberty City Community Center
April 2, 2024	Meeting with 5th District Coalition
April 29, 2024	Community Meeting at Liberty City Community Center

EXTENSIVE PUBLIC ENGAGEMENT COMPLETED



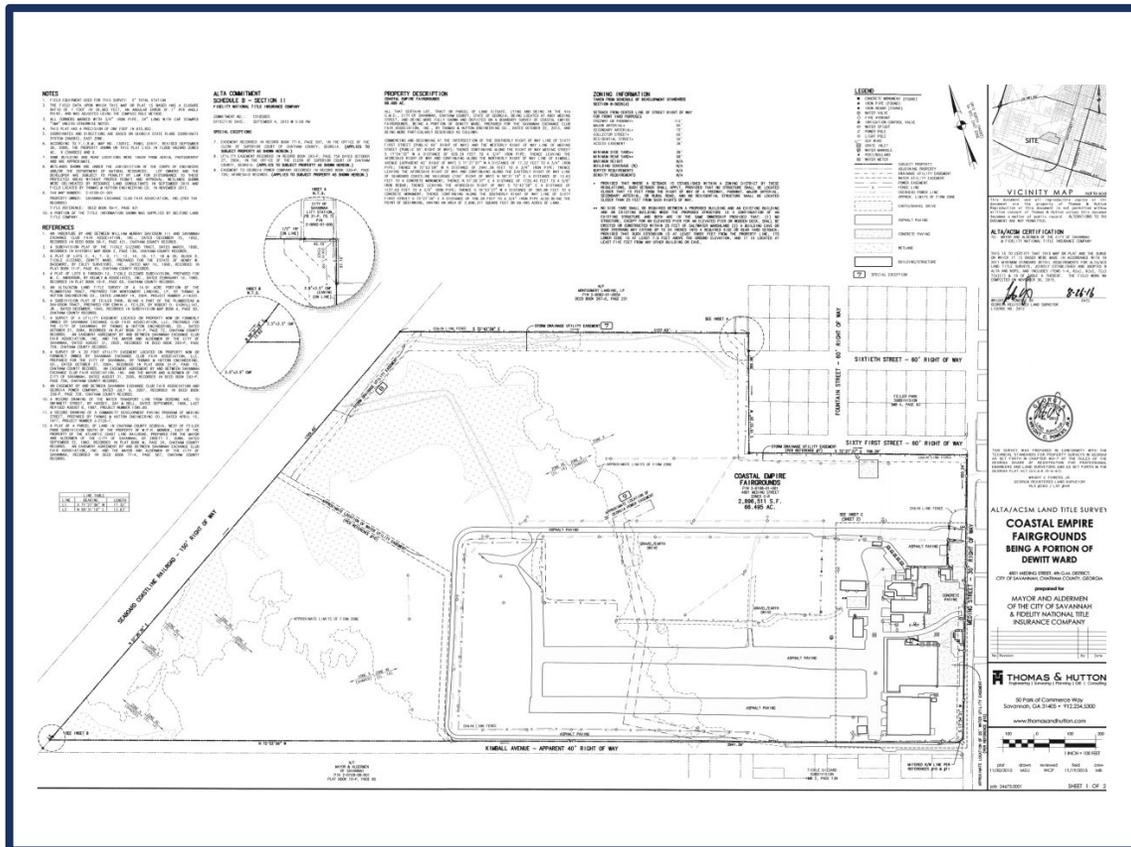
LIVE. LOCAL. NOW.
CITY LEADERS HOST MEETING ON SAVANNAH FAIRGROUNDS PLANS
SAVANNAH

NEWS a was scheduled to open this week. According to the city, the decision w



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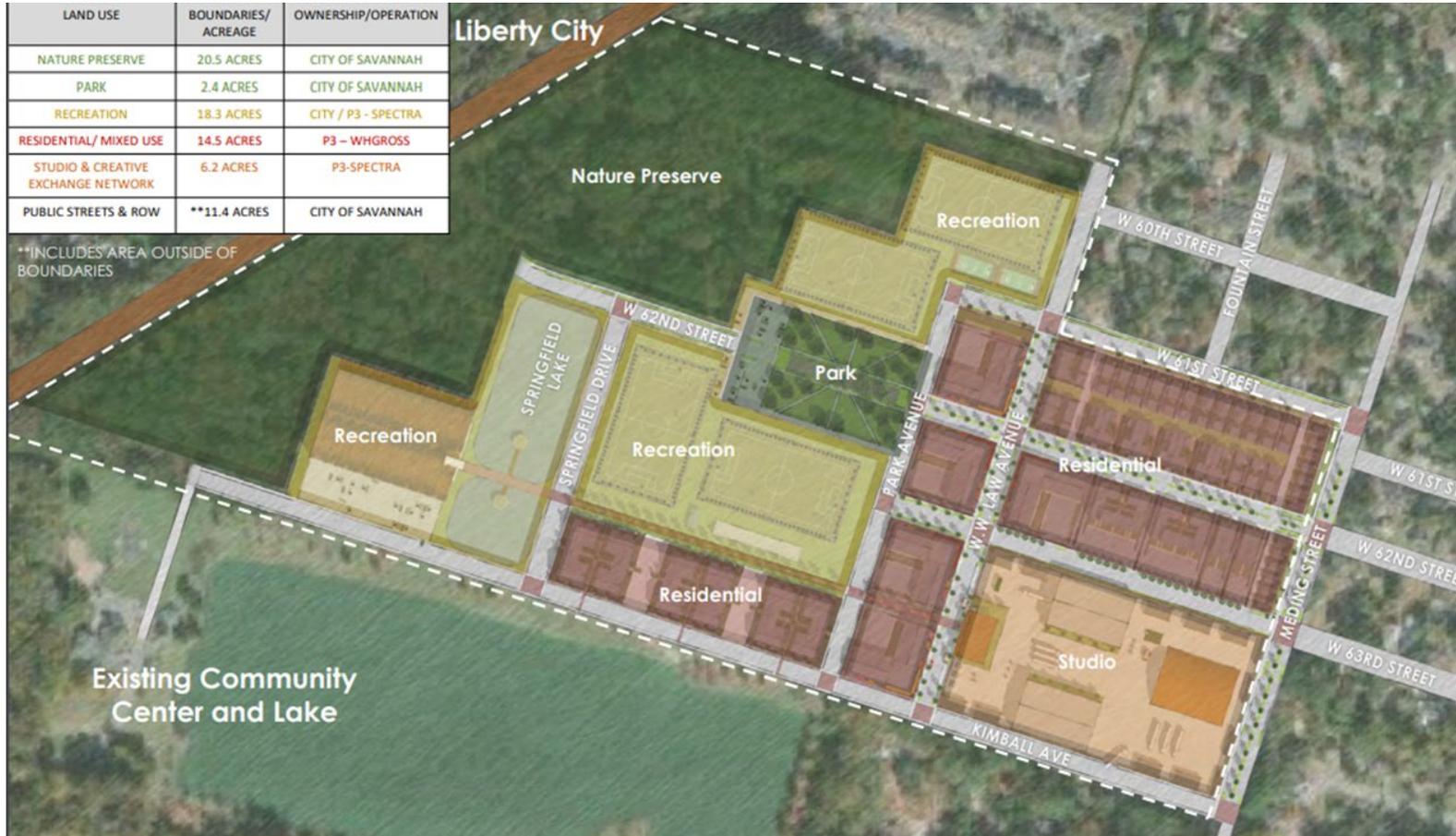
EXTENSIVE DUE DILIGENCE COMPLETED



- Geotechnical Engineering Investigation
- Environmental Site Assessments (Ph I/Ph 2)
- Lead-based Paint and Asbestos Assessments
- Title search and abstract
- ALTA Survey
- Land Use and Zoning Review
- Wetland Site Analysis and Jurisdictional Determination of Wetland Areas by US Army Corps of Engineers
- Water/Sewer Capacity Review
- Stormwater and Hydrology Report
- Neighborhood Asset Review
- Neighborhood Housing Analysis
- Tatemville Neighborhood Redevelopment Plan
- Traffic Impact Report
- PSA and DA Negotiations/Contracts
- One Georgia Grant Award \$2.5M

LAND USE	BOUNDARIES/ACREAGE	OWNERSHIP/OPERATION
NATURE PRESERVE	20.5 ACRES	CITY OF SAVANNAH
PARK	2.4 ACRES	CITY OF SAVANNAH
RECREATION	18.3 ACRES	CITY / P3 - SPECTRA
RESIDENTIAL/ MIXED USE	14.5 ACRES	P3 - WHGROSS
STUDIO & CREATIVE EXCHANGE NETWORK	6.2 ACRES	P3-SPECTRA
PUBLIC STREETS & ROW	**11.4 ACRES	CITY OF SAVANNAH

**INCLUDES AREA OUTSIDE OF BOUNDARIES

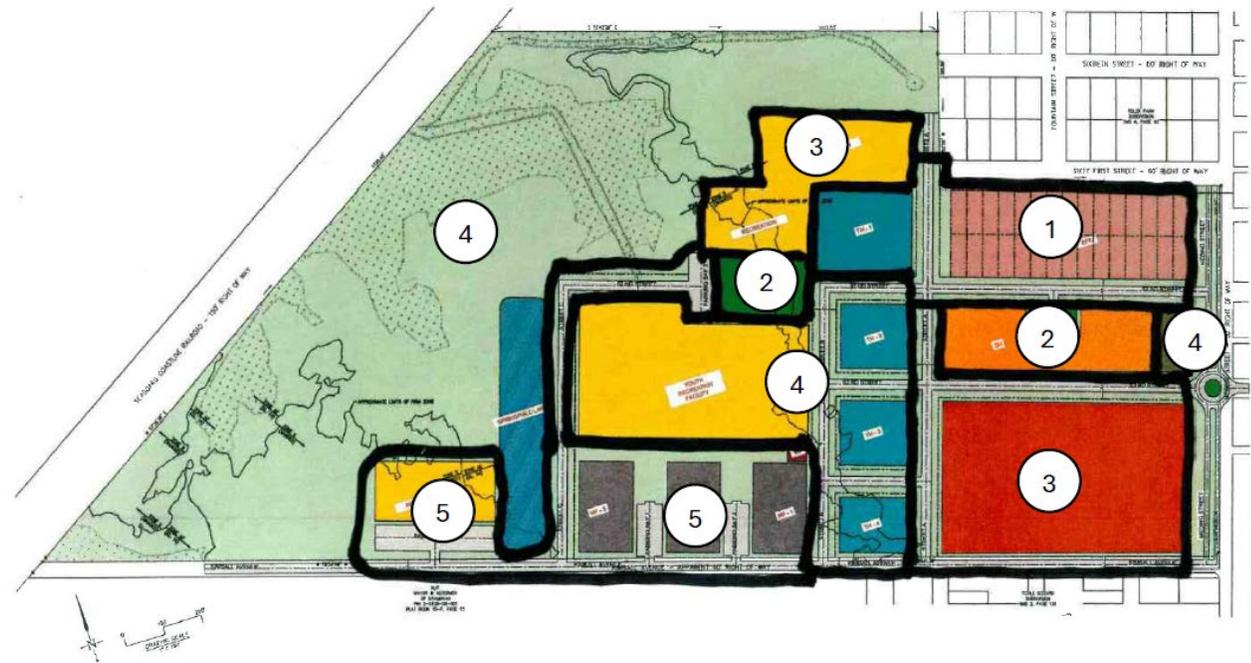


P3 JOINT VENTURE GROUP PROPOSED PLAN (2020)

FINAL PHASES (2024)

- **Ph 1:** 30 Single Family and 20 Townhomes
- **Ph 2:** 70 Affordable Sr. Apartments and 2.4 Ac Park
- **Ph 3:** Studios, Sport Fields, and Basketball Courts
- **Ph 4:** 60 Townhomes, Commercial, Sport Fields, Nature Preserve
- **Ph 5:** 220 Apts and Indoor Rec Facility

PHASING PLAN



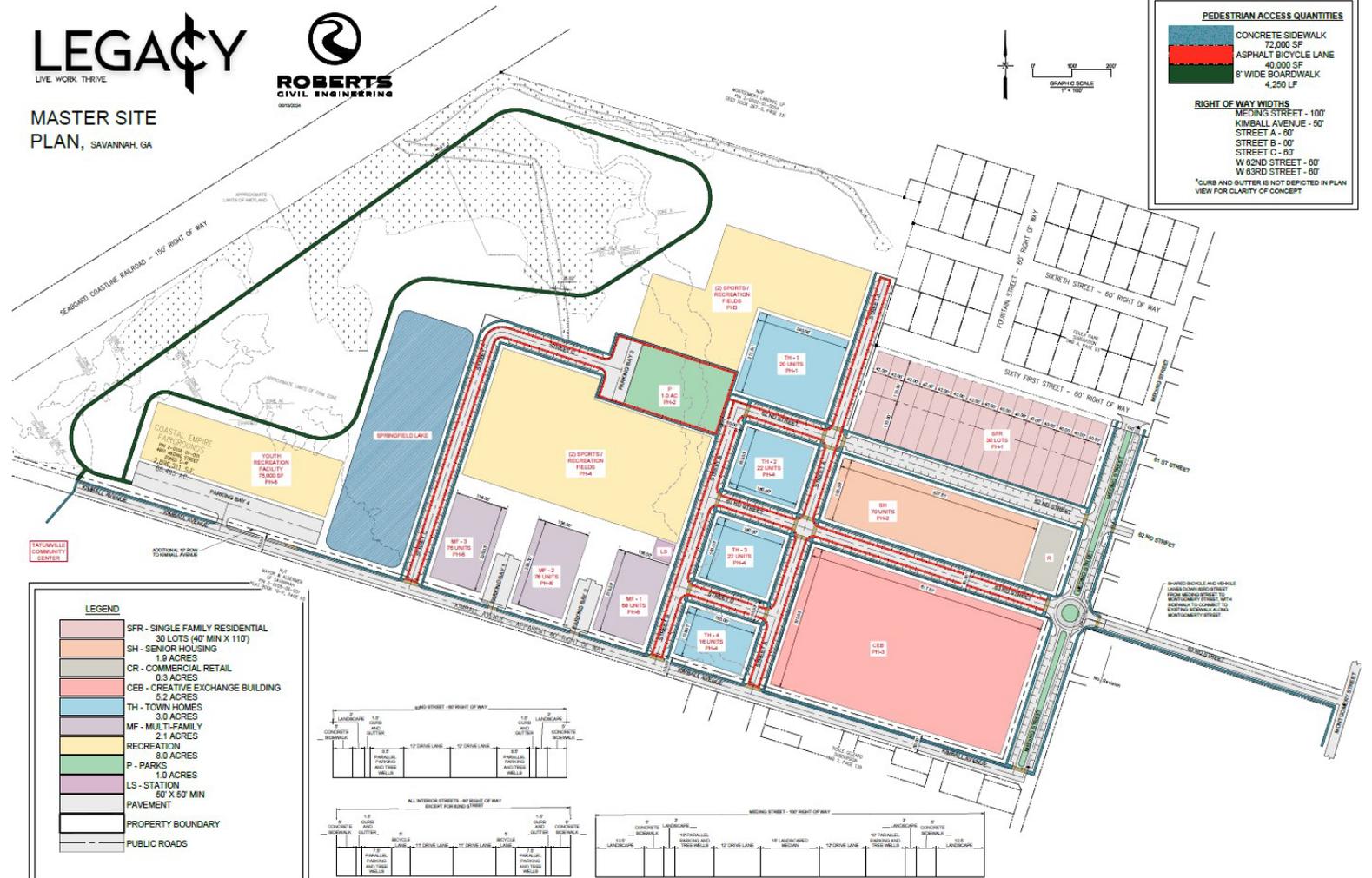
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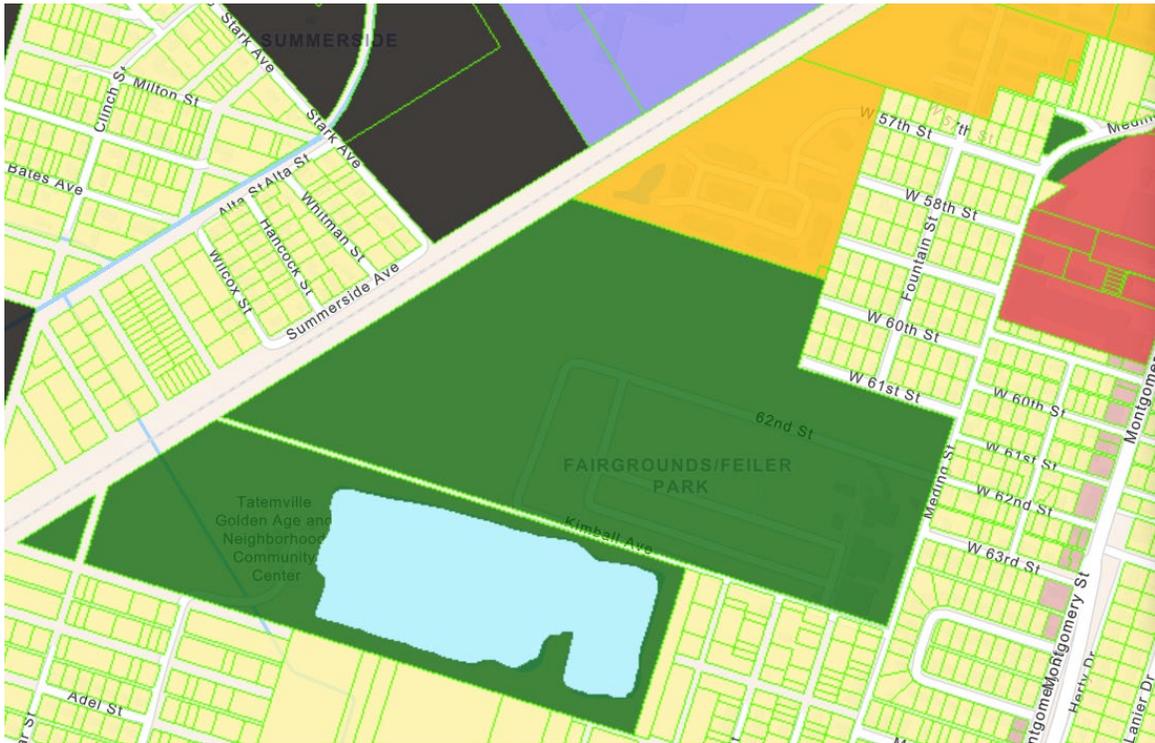
LEGACY
LIVE. WORK. THRIVE.

ROBERTS CIVIL ENGINEERING

MASTER SITE
PLAN, SAVANNAH, GA



UPDATE ON FUTURE LAND USE MAP AMENDMENT (MAY 23, 2024)



- **Previous designation:**
Parks/Recreation

Land dedicated to open space that is accessible to the public or areas dedicated to sports, exercise, or other types of leisure activities.

- **Approved designation:** Planned Development

Master planned areas accommodating cluster development, neotraditional development, or mixed residential, commercial, or civic uses. Such developments are characterized by internal or external linkages among residential, commercial, institutional, or recreational use components.

DEVELOPMENT OF REGIONAL IMPACT (DRI)

- Submitted initial DRI Information Form to Coastal Regional Commission (CRC) in December 2021
- Received DRI determination from CRC that development warrants regional review
- Submitted DRI to CRC once FLUM amended (June 2024)
- Received DRI Final Report (August 2024)

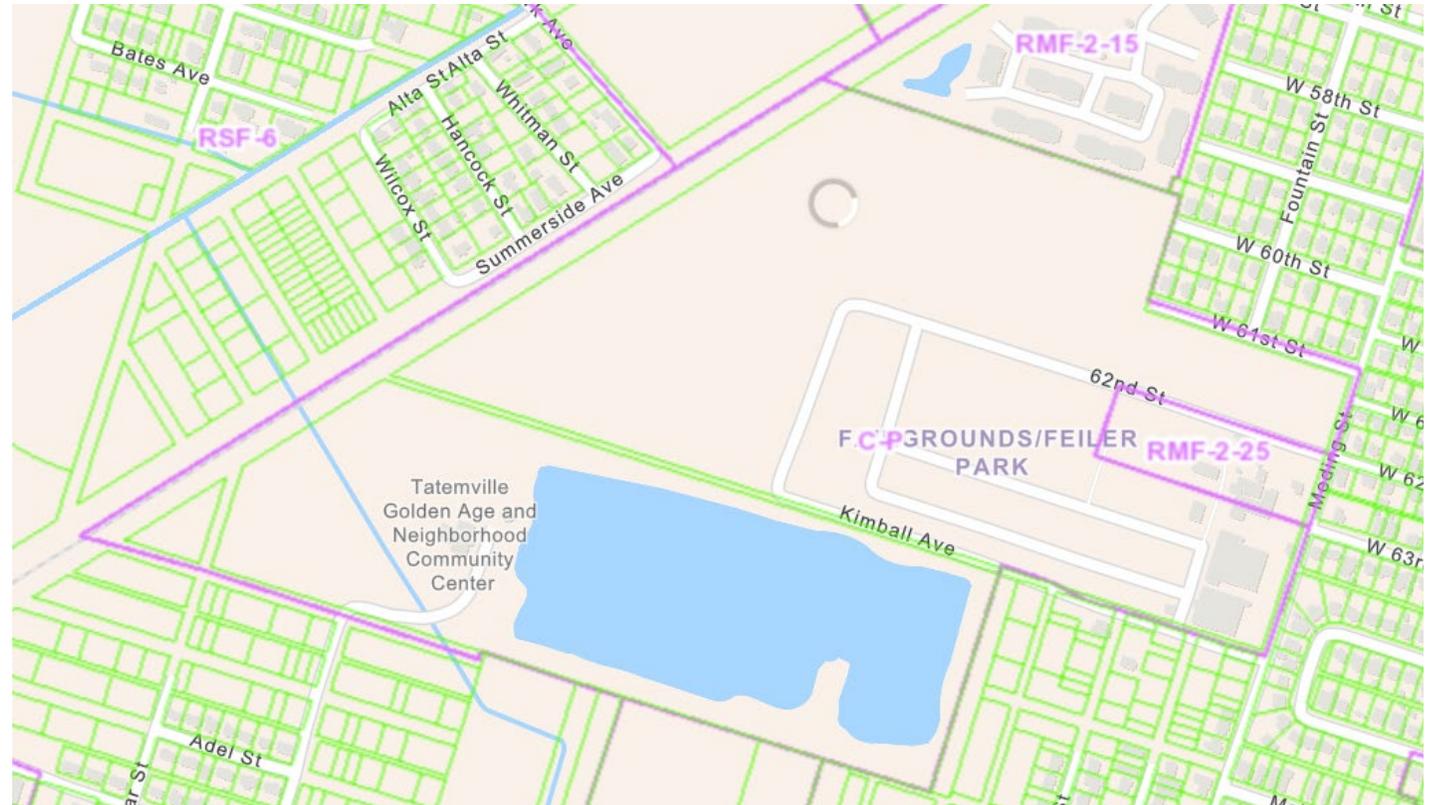


WHAT IS ZONING?

- Protects the health, safety, and welfare of the community.
- Establishes a set of local laws that regulate how people use their property.
- Prevent activity on one piece of property from negatively impacting neighboring properties.
- Helps to manage growth and plan for infrastructure and services.

ZONING MAP AMENDMENT

- Rezone property based on feedback from community
- Rezoning map amendment submitted to MPC
- Currently designated “Conservation-Park (C-P)” and “Residential Multifamily (RMF-2-25)”
- Amending zoning map to allow “Planned Development (PD)”
- Present to Planning Commission for recommendation to City Council
- Present to City Council for consideration



CONSERVATION - PARK REGULATIONS

Contents:

5.1.1 Conservation Districts

C-P Uses

5.1.1 Conservation Districts

Where the phrase "conservation district" is used in this Ordinance, the phrase shall be construed to include the following districts:

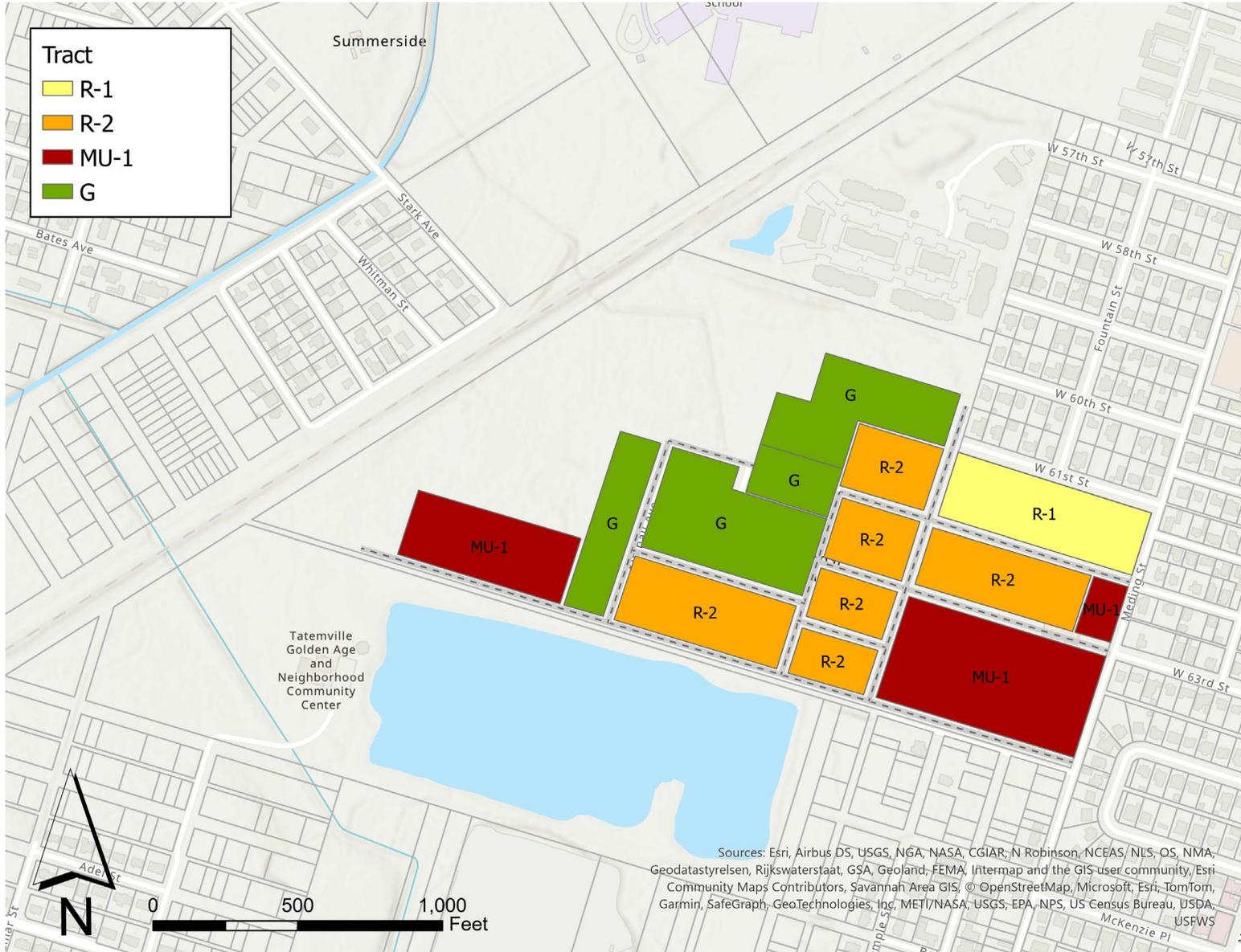
- a. Any Conservation (C-) district.

C-P Uses

C-P	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Agriculture, personal	√	
Agriculture, restricted	√	
Botanical garden/arboretum	√	
Cemetery (Mausoleum, Columbarium, Memorial Park)	L	Sec. 8.3.1
Cemetery, pet	L	Sec. 8.3.3
Community Garden	√	
Park, general	√	
Wildlife Refuge	L	Sec. 8.3.4
Library/community center	√	
Museum	√	Sec. 8.7.24
Campground; recreational vehicle park	S	Sec. 8.4.8
Golf course	√	
Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex	L	Sec. 8.4.13
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Watercraft Launch/Ramp	√	
Utilities, major	S	
Utilities, minor	√	

PLANNED DEVELOPMENT - FAIRGROUNDS

- Designates five phases of development
- Establishes four types of development tracts:
 - Green (G): Open space, parks, and recreation fields
 - Residential-1 (R-1): Single-family, duplex, accessory dwelling units (ADUs), civic uses
 - Residential-2 (R-2): All housing types, civic uses
 - Mixed Use-1 (MU-1): Multi-family housing, Commercial uses, Mixed use development



FAIRGROUNDS PD TRACT MAP

- G = Green
- R-1 = Residential-1
- R-2 = Residential-2
- MU-1 = Mixed Use-1

Tract	Max. Units	Max. Sq. Ft.	Max. Height (ft.)	Max. Height (stories)
TH	30	N/A	40	3
TH	30	N/A	40	3
TH	30	N/A	40	3
TH	30	N/A	40	3
SH	100	N/A	50	3
MF	250	N/A	50	3
SF	40	N/A	36	2
YRF	N/A	90,000	50	3
CEB	0	100,000	50	3
Retail	N/A	25,000	40	2
Lake	N/A	N/A	N/A	N/A
Park	N/A	N/A	N/A	N/A
Rec	N/A	N/A	N/A	N/A
Rec	N/A	N/A	N/A	N/A

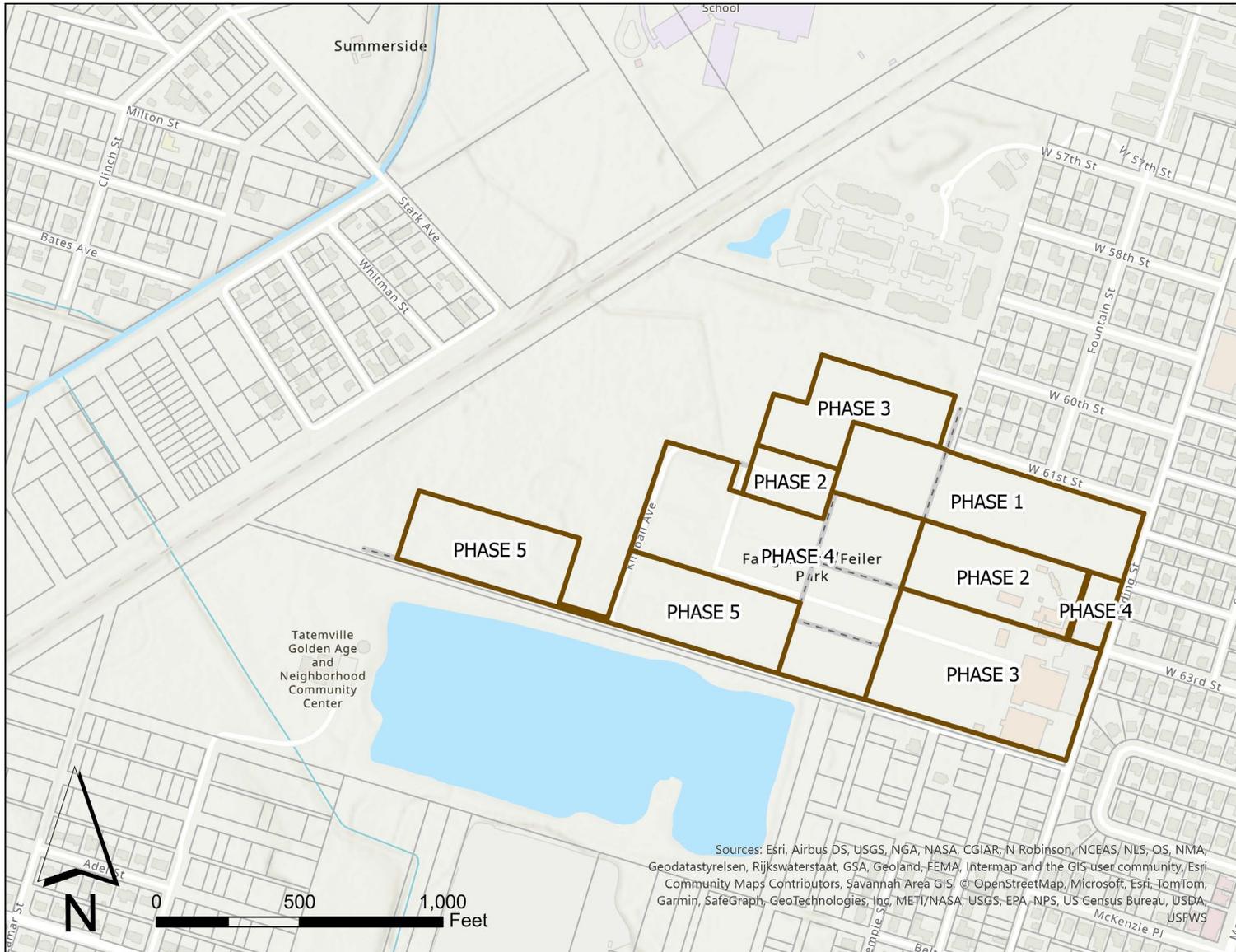
School
 Conceptual land uses are shown. Permitted land uses are defined in the PD/master plan document and general tract map. Maximum floor areas, unit counts, and heights shown in this map are binding and may only be modified as allowed in the PD/master plan document.

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



FAIRGROUNDS PD MAXIMUM DEVELOPMENT MAP

- Permits certain housing and business types in each tract
- Provides design standards
- Limits total amount of development



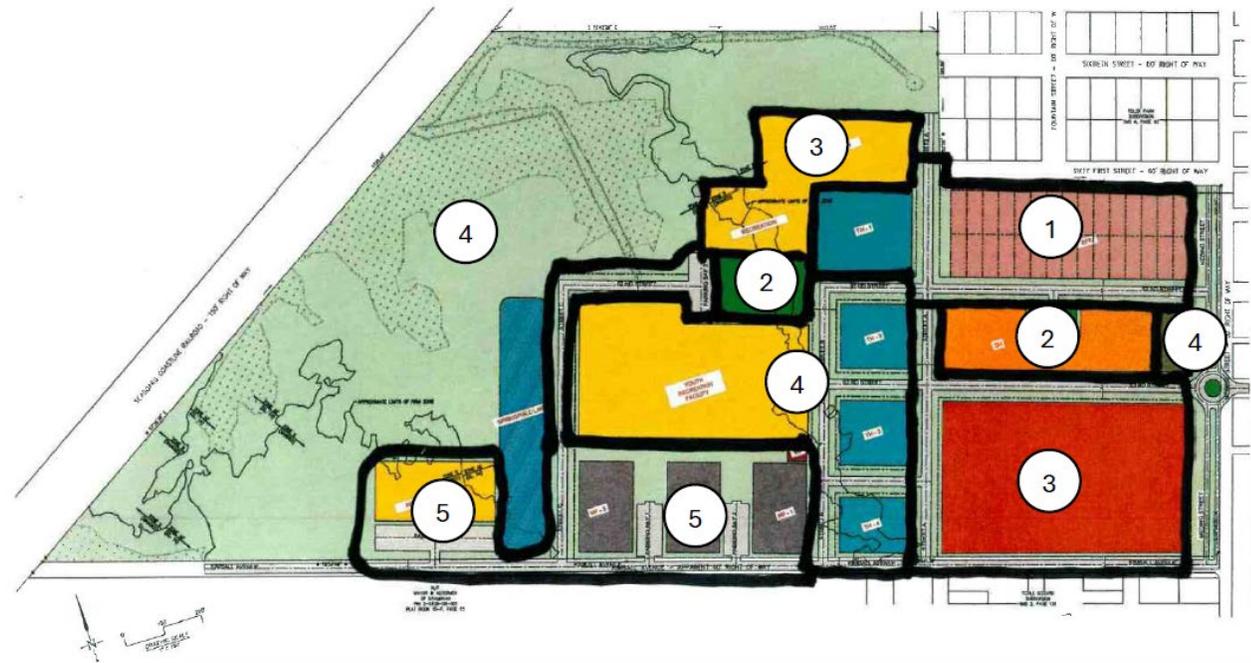
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PHASING PLAN



PLANNED DEVELOPMENT - FAIRGROUNDS

- Regulates uses
 - Prohibited:
 - All alcohol uses and sales are prohibited (package shops, accessory alcohol sales)
 - Sale of firearms and adult-oriented material
 - Adult-oriented entertainment
 - Pawn shops
 - Tobacco and smoke shops
- Truck route for sound/film studio must be established by City Council
- Maximum height must be tapered to outer part of each development site

PHASING AND DEVELOPMENT PLANS

- Each phase will have a general development plan (GDP) reviewed by the Planning Commission
- GDPs will show specific development totals and infrastructure (streets, utilities, stormwater, etc.)
- Approval of GDP is required before construction can begin
- Ensures compliance with the PD and other development regulations

NEXT STEPS – PLANNING COMMISSION

Metropolitan Planning Commission Public Hearing

Tuesday, September 24

1:30 PM

110 E State Street

<https://www.thempc.org>

NEXT STEPS - CITY COUNCIL

City Council

Thursday, October 10

2:00 p.m.

Whitney Administrative Complex (School Board)

2 Laura Avenue

www.savannahga.gov



QUESTIONS:

912-525-3097

PLANNING@SAVANNAHGA.GOV

SAVANNAHGA.GOV/FAIRGROUNDS